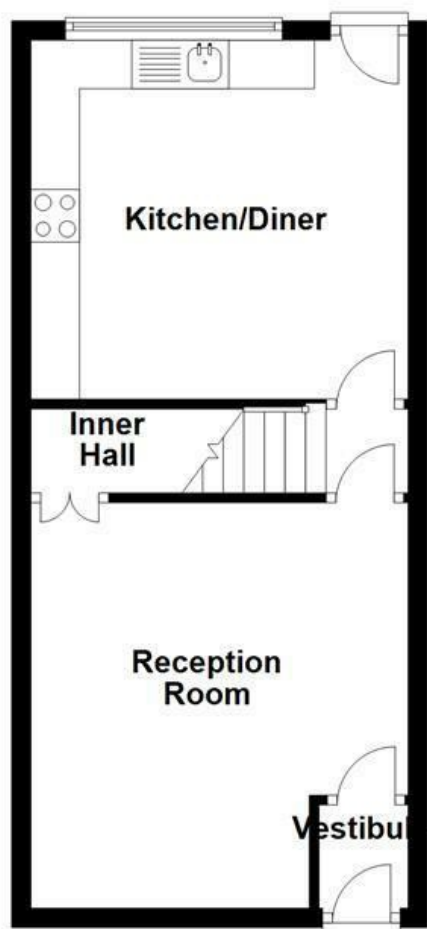
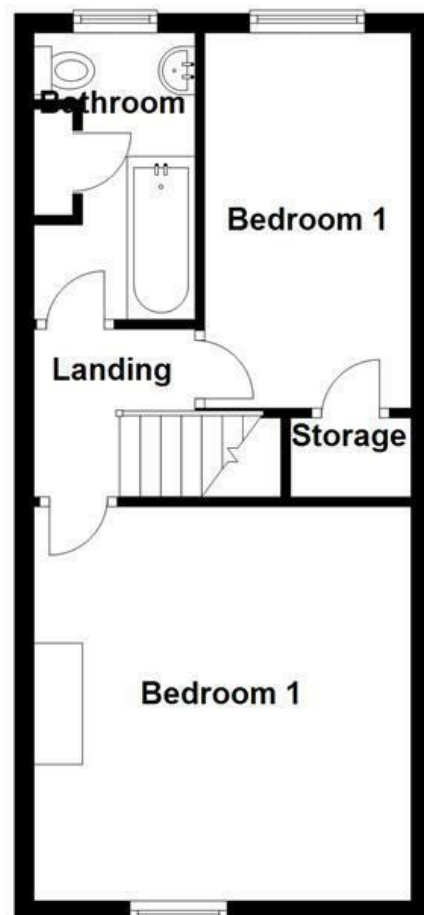


Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



## Roe Greave Road, Oswaldtwistle, BB5 3QD

### Offers Over £90,000

A SPACIOUS TWO-BED HOME

Welcome to Roe Greave Road, Oswaldtwistle, Accrington - a charming location for this delightful two-bedroom terraced house, perfect for first-time buyers looking to settle in a cosy and welcoming home.

As you step inside, you'll be greeted by a spacious kitchen diner, ideal for hosting family and friends or simply enjoying a quiet meal at home. The layout of this property is perfect for those who appreciate a functional yet comfortable living space.

One of the highlights of this property is the low maintenance garden, providing a lovely outdoor area without the hassle of extensive upkeep. Imagine relaxing in your own little oasis, sipping a cup of tea on a sunny afternoon or hosting a barbecue with loved ones.

Located in a desirable area, this house offers not just a place to live, but a community to be a part of. With easy access to local amenities and transport links, convenience is at your doorstep.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and take the first step towards owning your ideal property in Oswaldtwistle.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



# Roe Greave Road, Oswaldtwistle, BB5 3QD

## Offers Over £90,000



- Tenure Freehold
- On Street Parking
- Fitted Kitchen/Diner And Three Piece Bathroom Suite
- Viewing Is Essential
- Council Tax Band A
- Mid Terraced Property
- Ideal Home For Small Family Or First Time Buyer
- EPC Rating D
- Two Bedrooms
- Ample Sized Enclosed Rear Yard With Gate To Shared Access Road

### Ground floor

#### Entrance

UPVC double glazed frosted door with lead glass feature.

#### Vestibule

3'3 x 3' (0.99m x 0.91m)

Tiled elevation, coving, tiled floor and door to reception room.

#### Reception Room

13'9 x 12'9 (4.19m x 3.89m)

UPVC double glazed window, central heating radiator, under stairs storage, electric fire with decorative surround, television point, two feature wall lights, door to inner hall and wood effect laminate flooring.

#### Inner Hall

12'9 x 2'10 (3.89m x 0.86m)

Stairs to first floor and door to kitchen.

#### Kitchen/Diner

12'9 x 12'2 (3.89m x 3.71m)

UPVC double glazed window, UPVC double glazed frosted glass door to rear, central heating radiator, range of wall and base units, wooden work tops, stainless steel sink and double drainer with mixer tap, oven with four ring induction hob, extractor hood, tiled splash backs, plumbed for washing machine, dryer and space for fridge freezer, coving and tiled floor.

### First Floor

#### Landing

5'8 x 5'5 (1.73m x 1.65m)

Smoke alarm, stained glass skylight, doors to two bedrooms, bathroom and wood effect laminate flooring.

#### Bedroom One

13'4 x 12'9 (4.06m x 3.89m)

UPVC double glazed window, central heating radiator, coving, dado rail, picture rail and wood effect laminate flooring.

#### Bedroom Two

12'8 x 7' (3.86m x 2.13m)

UPVC double glazed window, central heating radiator, loft access, ( boarded and lighting ) over stairs storage and coving.

#### Bathroom

9'8 x 6'5 (2.95m x 1.96m)

UPVC double glazed frosted window, central heating radiator, low bowl WC, pedestal wash basin, panelled bath with direct feed mixer shower, storage, coving, part tiled elevation and wood effect flooring.

### External

#### Front

Enclosed paved courtyard.

#### Rear

Decking, paved patio and gate to a shared access road.



Tel: 01254389384

www.keenans-estateagents.co.uk