



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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.

Spread Eagle Street, Oswaldtwistle, BB5 4NB Offers Over £90,000

THE PERFECT INVESTMENT OPPORTUNITY

Offering an abundance of indoor space, this fantastic three bedroom double fronted terraced property is being proudly welcomed to the market in the sought after location of Oswaldtwistle. With three generously sized bedrooms, two reception rooms and bursting with potential, this enviable property is the perfect investment opportunity not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Accrington and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and kitchen diner. The kitchen diner leads through to a rear porch and houses a staircase to the first floor. The first floor comprises of doors on to three generously sized bedrooms and a three-piece bathroom suite.

Externally there is an enclosed yard to the rear.

For further information or to arrange a viewing please contact our Accrington office at your earliest convenience

Spread Eagle Street, Oswaldtwistle, BB5 4NB

Offers Over £90,000



- Tenure TBC
- On Street Parking
- Viewing Is Essential
- Close Proximity To Amenities
- Council Tax Band A
- Three Bedroom Mid Terraced Property
- Enclosed Rear Yard
- EPC TBC
- Ideal Rental Investment In Need Of Modernisation/Refurbishment
- Easy Access To Major Commuter Routes

Ground Floor

Entrance

Via a UPVC double glazed frosted door to vestibule.

Vestibule

3'7 x 3'5 (1.09m x 1.04m)

Coving, original tiled floor and hard wood single glazed frosted door to hall.

Hall

11'1 x 3'5 (3.38m x 1.04m)

Coving, smoke alarm, ceiling rose, doors to two reception rooms and kitchen/diner.

Reception Room One

14'4 x 11'11 (4.37m x 3.63m)

UPVC double glazed window, central heating radiator, coving, electric fire and television point.

Reception Room Two

14'4 x 10' (4.37m x 3.05m)

UPVC double glazed window, gas fire, coving, ceiling rose and television point.

Kitchen/Diner

14'9 x 13'8 (4.50m x 4.17m)

UPVC double glazed window, range of cream wall and base units, marble effect surface, stainless steel sink and drainer with mixer tap, space for oven, fridge freezer and washing machine. integrated store cupboard, wood effect floor, door to stairs to first floor and hard wood single glazed frosted door to rear porch.

Rear Porch

6'9 x 5'1 (2.06m x 1.55m)

Hard wood single glazed window and hard wood single glazed door to rear.

First Floor

Landing

9'4 x 5' (2.84m x 1.52m)

Smoke alarm, doors to three bedrooms and bathroom.

Bedroom One

14'5 x 13'11 (4.39m x 4.24m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Two

14'4 x 12' (4.37m x 3.66m)

UPVC double glazed window, electric heater and over stairs storage.

Bathroom

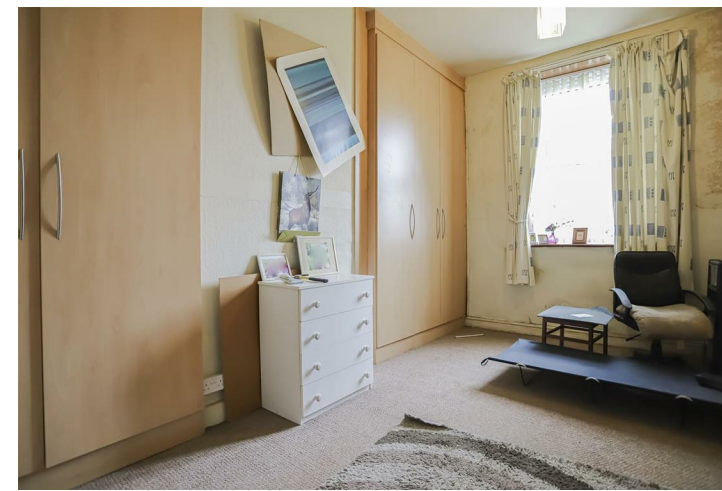
8'5 x 5'3 (2.57m x 1.60m)

UPVC double glazed frosted window, three piece suite, dual flush WC, pedestal wash basin, panel bath with electric feed shower, tiled elevation and tiled effect floor.

External

Rear

Enclosed yard.



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