



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			87
(81-91) B		71	
(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.

Falcon Terrace, Oswaldtwistle, BB5 3BY

Offers Over £115,000

AN EXCEPTIONAL FAMILY HOME

Having been presented and maintained beautifully throughout with spacious rooms throughout, neutral decoration and no chain delay, this enviable three bedroom end terraced property is being proudly welcomed to the market in the sought after location of Oswaldtwistle. A complete blank canvas, this property is the perfect home for any growing family to put their own stamp on! With fantastic garden space, located within close proximity to nature reserves and the ever popular town centre, this property is truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Blackburn and major motorway links.

The property comprises briefly; a welcoming entrance hallway benefits from a fantastic utility space and provides access through to a spacious reception room, open plan kitchen diner, WC and staircase to the first floor. The kitchen/dining area leads on to a rear porch. The first floor comprises of doors on to three generously sized bedrooms, bathroom and WC. Externally, there is an enclosed laid to lawn garden with paving areas. To the front there is a paved courtyard.

For further information or to arrange a viewing please contact our Hyndburn branch at your earliest convenience.

Falcon Terrace, Oswaldtwistle, BB5 3BY

Offers Over £115,000



- End Terraced Property
- Two Piece Bathroom With Separate WC
- On Street Parking
- EPC Rating: C
- Three Bedrooms
- One Reception Room
- Freehold
- Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band: A

Ground Floor

Hall

12'10 x 5' (3.91m x 1.52m)

UPVC entrance door, central heating radiator, smoke alarm, storage cupboard, plumbing for washing machine, space for dryer, wood effect laminate flooring, stairs to first floor, doors to reception room, kitchen and WC.

Reception Room

14'6 x 20'10 (4.42m x 6.35m)

UPVC double glazed window, central heating radiator, electric wall mounted fire, TV point and wood effect laminate flooring.

Kitchen

17'9 x 10'5 (5.41m x 3.18m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units, granite effect worktops, tiled splashback, one and half bowl stainless steel sink with draining board and mixer tap, integrated electric double oven, four burner gas hob, extractor hood, space for fridge freezer, plumbing for dishwasher, integrated storage cupboard, wood effect laminate flooring and door to rear porch.

Rear Porch

5'9 x 2'11 (1.75m x 0.89m)

Storage cupboard, wood effect lino flooring and UPVC door to rear.

WC

5'10 x 2'11 (1.78m x 0.89m)

UPVC double glazed frosted window, low level WC, corner wall mounted wash basin, tiled elevations and wood effect laminate flooring.

First Floor

Landing

18' x 5'8 (5.49m x 1.73m)

UPVC double glazed window, integrated storage cupboard with Main Eco boiler, doors to three bedrooms, bathroom and WC.

Bedroom One

11'11 x 10'1 (3.63m x 3.07m)

UPVC double glazed window and central heating radiator.

Bedroom Two

11'11 x 8'11 (3.63m x 2.72m)

UPVC double glazed window and central heating radiator.

Bedroom Three

11'11 x 5'10 (3.63m x 1.78m)

UPVC double glazed window, central heating radiator, storage cupboard and TV point.

Bathroom

7'8 x 5'6 (2.34m x 1.68m)

UPVC double glazed frosted window, heated towel rail, pedestal wash basin, panelled bath with rinse head over, tiled elevation and wood effect laminate flooring.

WC

5'7 x 2'11 (1.70m x 0.89m)

UPVC double glazed frosted window and low level WC.

External

Rear

Laid to lawn garden with paving areas.

Front

Patio area with storage building.

