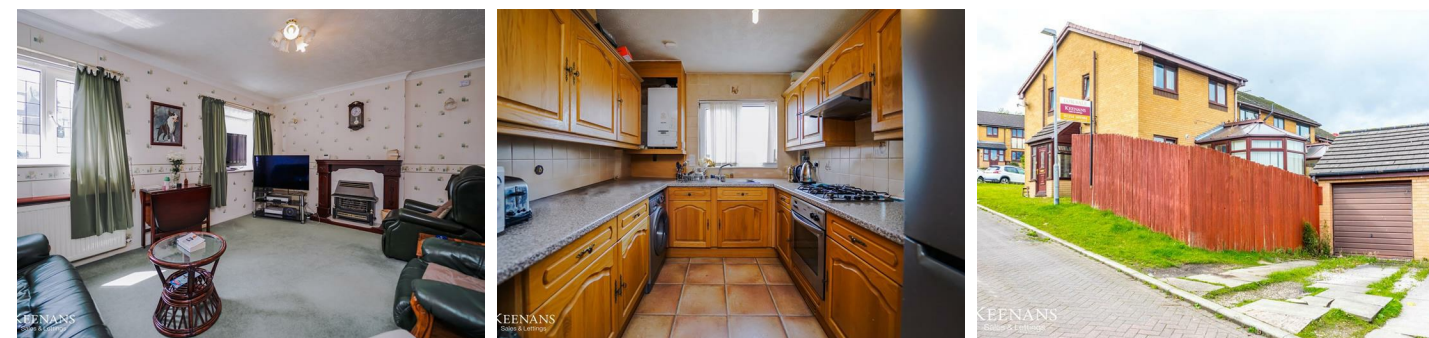


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



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.

Norman Road, Oswaldtwistle, BB5 4NF

Offers Over £189,950

AN EXCEPTIONAL FAMILY HOME

Offering an abundance of indoor and outdoor space, neutral decoration and added conservatory, this fantastic three bedroom detached property is being proudly welcomed to the market in the sought after location of Oswaldtwistle on a popular estate. With two bathrooms, open plan kitchen dining space and being a complete blank canvas, this property is the perfect home for any growing family to put their own stamp on! 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 porch guides you through to a hallway which provides access through to a spacious reception room, kitchen and houses a staircase to the first floor. The kitchen leads openly on to a dining area which guides you through to a conservatory. The first floor comprises of doors on to three generously sized bedrooms and a family bathroom. The main bedroom benefits from an en suite shower room. Externally there is an enclosed garden to the rear with decking and paved areas. To the front there is a wrap around laid to lawn garden with access to a driveway.

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

Norman Road, Oswaldtwistle, BB5 4NF

Offers Over £189,950



- An Envious Detached Property
- Spacious Rooms
- Off Road Parking
- Leasehold
- Three Bedrooms
- Wrap Around Gardens
- EPC Rating TBC
- Perfect Family Home
- Sought After Location
- Council Tax Band C

Ground Floor

Entrance

UPVC double glazed leaded door to the porch.

Porch

4'8 x 2'11 (1.42m x 0.89m)

UPVC double glazed leaded windows, spotlights, UPVC double glazed frosted door to the hallway

Hallway

4'4 x 3'9 (1.32m x 1.14m)

Smoke alarm, doors to reception room and kitchen, staircase to the first floor.

Reception Room

15'9 x 11'10 (4.80m x 3.61m)

Two UPVC double glazed windows, central heating radiator, coving, two feature wall lights, gas fire with marble effect hearth and surround.

Kitchen

12'10 x 8'1 (3.91m x 2.46m)

UPVC double glazed window, chrome heated towel rail, a range of wood effect panelled wall and base units, granite effect surface, tiled splash backs, stainless steel sink and drainer with mixer tap, integrated electric oven with a four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, Glow Worm boiler, tiled effect vinyl flooring, open archway to the dining room.

Dining Room

12'10 x 7'5 (3.91m x 2.26m)

Central heating radiator, under stairs storage cupboard, hardwood single glazed double doors to the conservatory.

Conservatory

11'4 x 9'5 (3.45m x 2.87m)

UPVC double glazed windows, polycarbonate roof, ceiling fan, tiled flooring, UPVC double glazed door to the rear.

First Floor

Landing

10 x 6'1 (3.05m x 1.85m)

Loft access, smoke alarm, doors to three bedrooms and bathroom.

Bedroom One

15'9 x 11'10 (4.80m x 3.61m)

Two UPVC double glazed windows, central heating radiator, fitted wardrobes, door to the en suite.

En Suite

5'8 x 5'4 (1.73m x 1.63m)

UPVC double glazed frosted window, a three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, corner direct feed shower enclosure and tiled elevations.

Bedroom Two

9 x 8'9 (2.74m x 2.67m)

UPVC double glazed window, central heating radiator.

Bedroom Three

9'7 x 6'8 (2.92m x 2.03m)

UPVC double glazed windows, central heating radiator.

Bathroom

6'7 x 5'5 (2.01m x 1.65m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a panelled bath with mixer tap, pedestal wash basin with mixer tap, dual flush WC and tiled elevations.

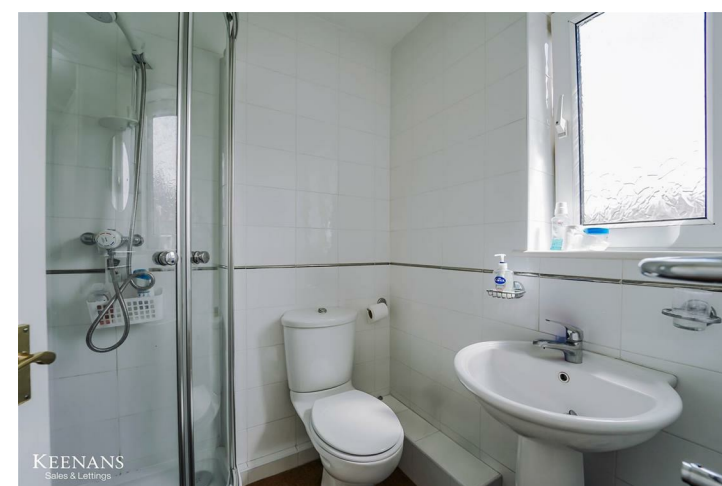
External

Front

Wrap around laid to lawn garden with paving and access to off road parking.

Rear

Enclosed garden with paving and decking.



Tel: 01254389384

www.keenans-estateagents.co.uk