



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			86
(81-91) B			
(69-80) C			
(55-68) D		56	
(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.

Lord Street, Oswaldtwistle, BB5 3EF

£89,950

THE PERFECT FIRST TIME HOME OR INVESTMENT OPPORTUNITY

With spacious rooms throughout, two double bedrooms and no chain delay, this enviable two bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Oswaldtwistle. A stones throw away from all the towns local amenities, bus routes, schools and network links to Accrington, Blackburn and major motorway links. With an open plan kitchen diner, spacious yard to the rear and a complete blank canvas, this property is perfect for any small family or couple to put their own stamp on!

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room then guides you on to an inner hallway which leads on to a kitchen diner and houses a staircase to the first floor. The first floor comprises of doors on to two generously sized bedrooms and a bathroom. Externally there is an enclosed yard to the rear with decking areas.

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

Lord Street, Oswaldtwistle, BB5 3EF

£89,950



- Immaculate Mid Terraced Property
- Two Bedrooms
- Three Piece Bathroom
- Modern Fitted Dining Kitchen
- Spacious Interiors
- Perfect First Home
- Enclosed Yard to Rear
- Tenure Freehold
- Council Tax Band A
- EPC Rating D

Ground Floor

Entrance Vestibule

3'9 x 3'0 (1.14m x 0.91m)

Composite double glazed frosted front door and door to reception room.

Reception Room

13'10 x 13'8 (4.22m x 4.17m)

UPVC double glazed window, central heating radiator, smoke detector, tiled fireplace, meter cupboard, television point, wood effect laminate flooring and open to inner hall.

Inner Hall

3'0 x 2'9 (0.91m x 0.84m)

Wood effect laminate flooring, door to kitchen/dining area and stairs to first floor.

Kitchen/Dining Area

17'3 x 13'10 (5.26m x 4.22m)

UPVC double glazed window, central heating radiator, range of wall and base units with granite effect worktops, tiled splashback, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, understairs storage, tiled flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

7'1 x 6'6 (2.16m x 1.98m)

Loft access, doors leading to two bedrooms and family bathroom.

Bedroom One

13'10 x 13'8 (4.22m x 4.17m)

UPVC double glazed window, central heating radiator and over stairs storage.

Bedroom Two

12'4 x 7'2 (3.76m x 2.18m)

UPVC double glazed window, central heating radiator and over stairs storage.

Bathroom

8'1 x 6'6 (2.46m x 1.98m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, tiled elevations, integrated linen cupboard and lino flooring.

External

Rear

Enclosed yard with decking.



Tel: 01254389384

www.keenans-estateagents.co.uk