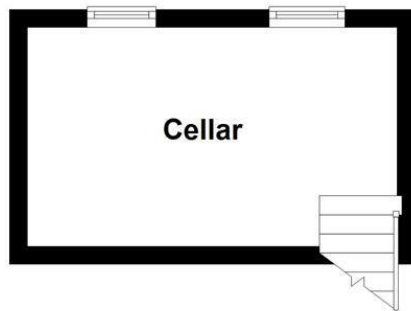
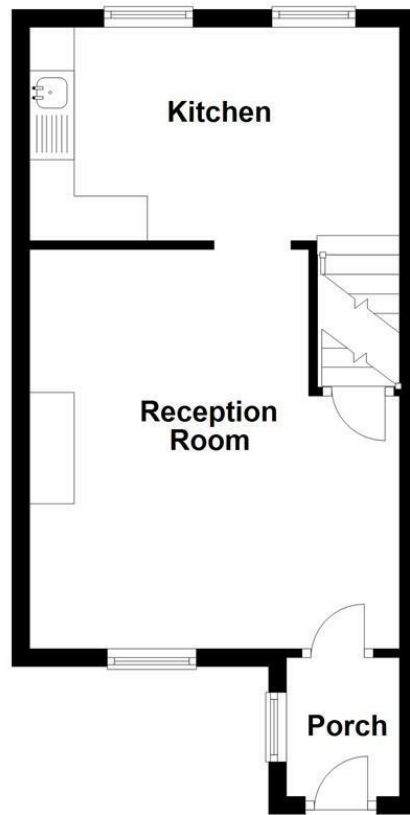


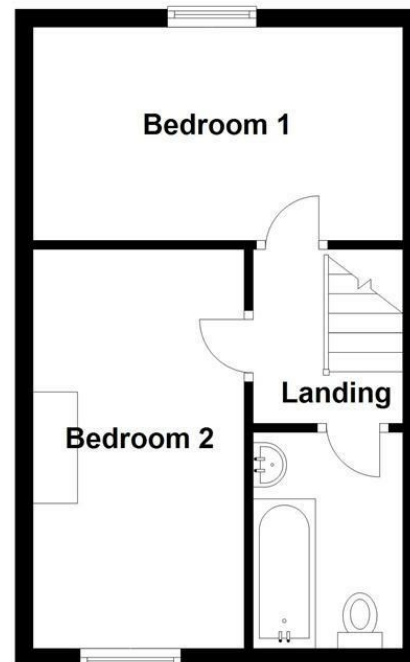
**Lower Ground Floor**  
Approx. 109.9 sq. feet



**Ground Floor**  
Approx. 334.6 sq. feet



**First Floor**  
Approx. 311.9 sq. feet



Total area: approx. 756.4 sq. feet

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			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(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.

## Cross Edge, Oswaldtwistle, BB5 3SD

### £130,000

AN EXCEPTIONAL COTTAGE PROPERTY IN A PICTURESQUE LOCATION

With breath-taking views, spacious rooms throughout and no chain delay, this enviable two bedroom cottage property is being proudly welcomed to the market in semi rural and picturesque area of Oswaldtwistle. Not overlooked, this property, once updated, has the potential to be the perfect home for any small family or couple looking for a peaceful and private lifestyle. Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Accrington, Rossendale and major motorway links.

The property comprises briefly; a welcoming entrance porch leads through to a spacious reception room. The reception room guides you on to a kitchen and staircase down to the lower ground floor. The kitchen houses a staircase to the first floor. The lower ground floor benefits from a fantastic cellar space which could easily be converted into a second living area or third bedroom. The first floor comprises of doors on to two generously sized bedrooms and a bathroom. Externally there is a garden to the front with bedding areas.

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



# Cross Edge, Oswaldtwistle, BB5 3SD

£130,000



- Mid Terraced Cottage
- Spacious Reception Room
- On Street Parking
- EPC Rating D
- Bursting with Potential
- Cellar Space
- Tenure Leasehold
- Two Bedrooms
- Excellent Views
- Council Tax Band C

## Ground Floor

### Entrance Porch

5'1 x 4'2 (1.55m x 1.27m)

UPVC double glazed entrance door, UPVC double glazed window and solid wood door to reception room.

### Reception Room

14'8 x 13'8 (4.47m x 4.17m)

UPVC double glazed window, central heating radiator, exposed beams, radiant gas fire in stone surround, TV point, solid wood door to stairs to lower ground floor and open to kitchen.

### Kitchen

13'8 x 7'10 (4.17m x 2.39m)

Two UPVC double glazed windows, central heating radiator, range of granite effect wall and base units, wood effect worktops, tiled splashback, stainless steel sink with draining board, space for cooker, plumbing for washing machine, boiler, extractor fan and stairs to first floor.

## Lower Ground Floor

### Cellar

14'8 x 8'1 (4.47m x 2.46m)

Two UPVC double glazed windows, central heating radiator and storage space.

## First Floor

### Landing

6' x 5'6 (1.83m x 1.68m)

Central heating radiator, loft access, smoke alarm, doors to two bedrooms and bathroom.

### Bedroom One

13'8 x 7'10 (4.17m x 2.39m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

14'8 x 7'9 (4.47m x 2.36m)

UPVC double glazed window and central heating radiator.

### Bathroom

8' x 5'6 (2.44m x 1.68m)

Central heating radiator, low level WC, pedestal wash basin, wood panelled bath, extractor fan and tiled elevations.

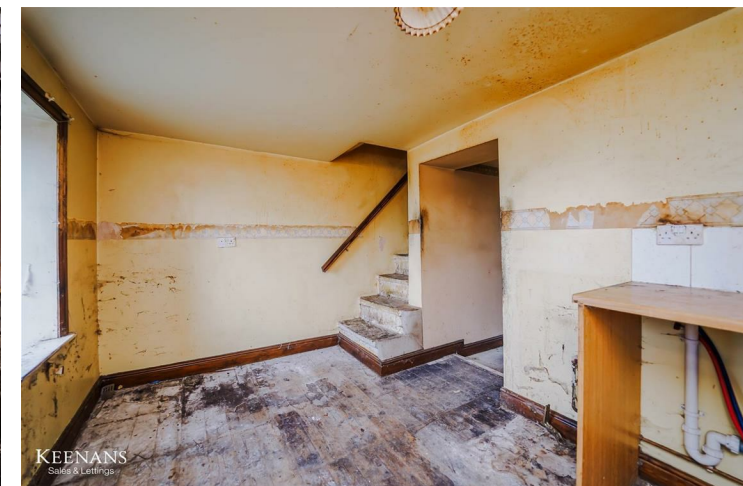
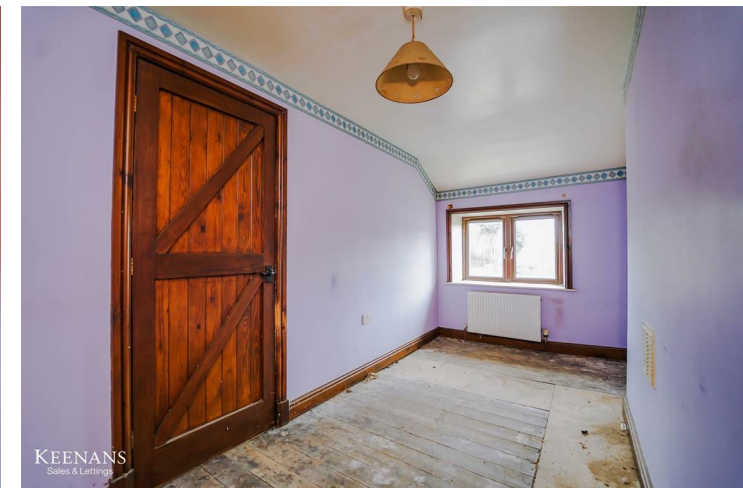
## External

### Rear

Countryside views.

### Front

Paving and bedding areas.



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