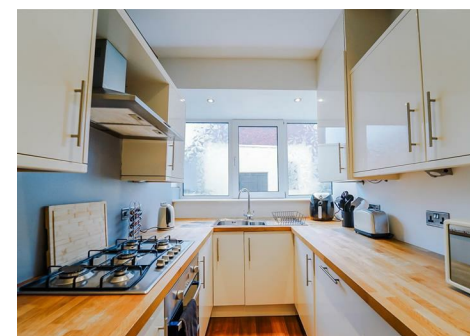


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



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.

Paddock Street, Oswaldtwistle, BB5 3HJ

£120,000

SPACIOUS AND MODERN PROPERTY WITH A UNIQUE FEATURE

Welcome to this charming property located on Paddock Street in Oswaldtwistle! This delightful house boasts 2 reception rooms, 2 bedrooms, and 1 bathroom, making it a perfect home for a small family or a couple looking for a cosy space to call their own.

As you step inside, you'll be greeted by a spacious modern interior that has been beautifully decorated with contemporary flair. The modern decor and appliances add a touch of elegance to the space, creating a warm and inviting atmosphere for you to relax and unwind.

One of the highlights of this property is the mezzanine in bedroom 1, adding a unique and stylish feature to the room. Imagine waking up to the soft morning light streaming in through the windows, creating a serene and peaceful ambiance in your own private retreat.

Conveniently situated close to local amenities, you'll have everything you need right at your doorstep. Whether you're looking to grab a quick bite to eat, do some shopping, or simply enjoy a leisurely stroll in the neighbourhood, this location offers the perfect blend of convenience and comfort.

Don't miss out on the opportunity to make this modern and stylish house your new home. Contact us today to arrange a viewing and experience the charm of Paddock Street for yourself!

Paddock Street, Oswaldtwistle, BB5 3HJ

£120,000



- Terraced Property
- Two Reception Rooms
- On Street Parking
- EPC Rating: TBC
- Two Bedrooms
- Fitted Kitchen With Range Of Appliances
- Leasehold
- Main Bedroom With Mezzanine Area
- Enclosed Rear Yard
- Council Tax Band: A

Ground Floor

Enclosed flagged yard, storage shed and gated access to rear.

Vestibule

3'11 x 3' (1.19m x 0.91m)

UPVC entrance door and door to hall.

Hall

11'5 x 3'3 (3.48m x 0.99m)

Central heating radiator, laminate flooring, stairs to first floor and doors to two reception rooms.

Reception Room One

15' x 10' (4.57m x 3.05m)

UPVC double glazed window, central heating radiator, spotlights and laminate flooring.

Reception Room Two

14'1 x 12'11 (4.29m x 3.94m)

Spotlights, log burner with stone surround and wood mantle, TV point, laminate flooring, open to kitchen and UPVC double glazed French doors to rear.

Kitchen

10'7 x 6'7 (3.23m x 2.01m)

UPVC double glazed window, central heating radiator, gloss wall and base units, wood effect worktops, one and half bowl stainless steel sink with draining board and mixer tap, integrated single oven, five burner gas hob, extractor hood, integrated dishwasher, integrated washing machine and laminate flooring.

First Floor

Landing

9'9 x 6' (2.97m x 1.83m)

Spotlights and doors to two bedrooms and bathroom.

Bedroom One

14'2 x 11'4 (4.32m x 3.45m)

UPVC double glazed window, central heating radiator and stairs to mezzanine.

Mezzanine

13'1 x 7'10 (3.99m x 2.39m)

Two Velux windows, central heating radiator and exposed beams.

Bedroom Two

12'10 x 6'11 (3.91m x 2.11m)

UPVC double glazed window and central heating radiator.

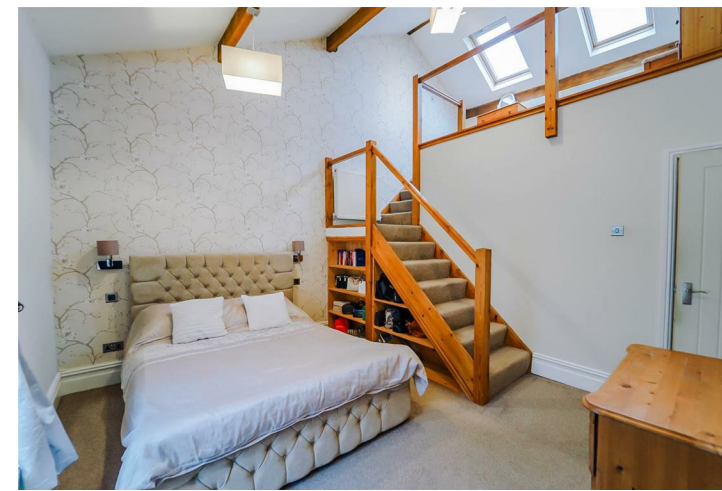
Bathroom

9'6 x 6' (2.90m x 1.83m)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, freestanding bath with mixer tap, direct feed shower in enclosure, extractor fan, tiled elevation and tiled flooring.

External

Rear



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