

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			84
(81-91) B			
(69-80) C		68	
(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.

## Oswald Street, Accrington, BB5 6SJ

### Offers Over £90,000

THE PERFECT FIRST TIME HOME

Having been presented and maintained beautifully throughout with spacious rooms, modern fixtures and fittings and neutral decoration, this enviable two double bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Accrington. A stones throw away from the town centre, this property is conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Burnley and major motorway links. The property benefits from two living areas, low maintenance yard space and being a complete blank canvas and is the perfect first time home for any small family or couple truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and staircase to the first floor. The second reception room leads openly on to a contemporary fitted kitchen. The first floor comprises of doors on to two double bedrooms and a modern bathroom. Externally there is an enclosed yard with paving and artificial lawn.

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

# Oswald Street, Accrington, BB5 6SJ

## Offers Over £90,000



- Mid Terraced Property
- Modern Fitted Kitchen
- On Street Parking
- EPC Rating: D
- Two Bedrooms
- Four Piece Family Bathroom
- Leasehold
- Two Reception Rooms
- Enclosed Rear Yard
- Council Tax Band: A

### Ground Floor

Enclosed yard with artificial grass area.

#### Vestibule

3'8 x 3'4 (1.12m x 1.02m)

UPVC double glazed frosted entrance door, coving, tile effect lino and hardwood single glazed door to hall.

#### Hall

10'10 x 3'4 (3.30m x 1.02m)

Central heating radiator, coving, corbels, wood effect laminate flooring, stairs to first floor and hardwood single glazed door to two reception rooms.

#### Reception Room One

11'1 x 10'2 (3.38m x 3.10m)

UPVC double glazed window, central heating radiator, coving, integrated alcove storage, TV point, under stairs storage and wood effect laminate flooring.

#### Reception Room Two

14'1 x 12'8 (4.29m x 3.86m)

Central heating radiator, coving, stone fireplace with oak mantle, TV point, under stairs storage, wood effect flooring, open access to kitchen and UPVC double glazed French doors to rear.

#### Kitchen

11'7 x 7'2 (3.53m x 2.18m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units, granite worktops, one and half bowl stainless steel sink with draining board and mixer tap, integrated single oven, five burner gas hob, extractor hood, space for fridge freezer, plumbing for washing machine and tile effect lino flooring.

### First Floor

#### Landing

6' x 5'11 (1.83m x 1.80m)

Spotlights, loft access, wood effect vinyl flooring and hardwood doors to two bedrooms and bathroom.

#### Bedroom One

14'1 x 11'1 (4.29m x 3.38m)

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

#### Bedroom Two

13' x 7'8 (3.96m x 2.34m)

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

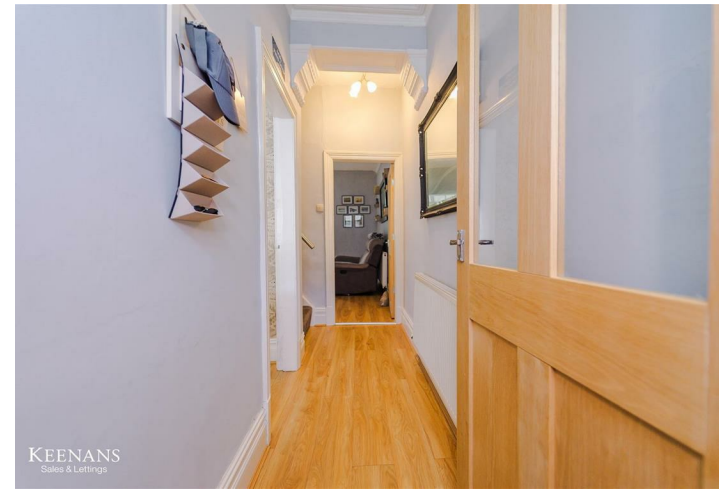
#### Bathroom

10' x 6'8 (3.05m x 2.03m)

UPVC double glazed frosted window, central heating radiator, spotlights, pedestal wash basin with mixer tap, panel bath with mixer tap, direct feed shower in double enclosure, extractor fan, tiled elevation, PVC ceiling and tiled floor.

### External

### Rear



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