



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			82
(81-91) B			
(69-80) C			
(55-68) D		51	
(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.

Stanley Street, Oswaldtwistle, BB5 3PZ

£145,000

AN EXCEPTIONAL FAMILY HOME - NO CHAIN!

Having been presented and maintained beautifully throughout with immaculate presentation, spacious rooms and open plan kitchen diner, this enviable four bedroom end terraced property is being proudly welcomed to the market in the sought after location of Oswaldtwistle. With added garage, neutral decoration and modern fixtures and fittings, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Blackburn, Rossendale and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and houses a staircase to the first floor. The second reception room leads openly on to a fitted kitchen. The first floor comprises of doors on to four generously sized bedrooms and a modern family bathroom. Externally there is an enclosed yard to the rear with access to a detached garage and tiered garden to the front.

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

Stanley Street, Oswaldtwistle, BB5 3PZ

£145,000



- Charming End of Terrace Property
- Three Piece Bathroom
- Detached Garage
- EPC Rating E
- Four Spacious Bedrooms
- Ample Living Space
- Tenure Freehold
- Contemporary Fitted Kitchen
- Enclosed Rear Yard
- Council Tax Band A

Ground Floor

Entrance

Hardwood single glazed frosted door to vestibule.

Vestibule

4'4 x 3'4 (1.32m x 1.02m)

Coving, tiled flooring and single glazed frosted door to hall.

Hall

12'6 x 3'4 (3.81m x 1.02m)

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

Reception Room One

15'6 x 12'1 (4.72m x 3.68m)

UPVC double glazed bay window, central heating radiator, cornice coving, picture rail, ceiling rose, gas fire with tiled hearth and surround, integrated alcove for storage and television point.

Reception Room Two

15'2 x 15'5 (4.62m x 4.70m)

Two UPVC double glazed windows, two central heating radiators, coving, granite effect fireplace, television point, wood effect laminate flooring and open access to kitchen.

Kitchen

12'1 x 10'0 (3.68m x 3.05m)

UPVC double glazed window, range of wood effect wall and base units, granite effect surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated electric double oven with six ring gas hob and extractor hood, space for American-style fridge freezer, plumbing for washing machine, space for dryer, integrated dishwasher, spotlights, tiled flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

23'10 x 5'4 (7.26m x 1.63m)

UPVC double glazed window, loft access, spotlights, doors to four bedrooms and family bathroom.

Bedroom One

15'2 x 10'1 (4.62m x 3.07m)

UPVC double glazed window, central heating and fitted wardrobes.

Bedroom Two

13'5 x 8'3 (4.09m x 2.51m)

UPVC double glazed window and central heating radiator.

Bedroom Three

13'5 x 7'2 (4.09m x 2.18m)

UPVC double glazed window and central heating radiator.

Bedroom Four

10'0 x 7'0 (3.05m x 2.13m)

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

Bathroom

6'5 x 5'9 (1.96m x 1.75m)

UPVC double glazed frosted window, heated towel rail, panel bath with mixer tap and overhead direct feed shower, pedestal wash basin with mixer tap, dual flush WC, tiled elevations, wood cladding to ceiling and tiled effect lino flooring.

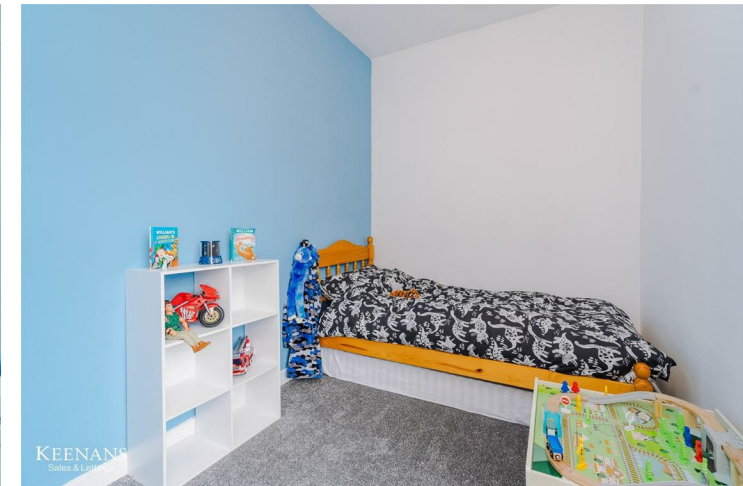
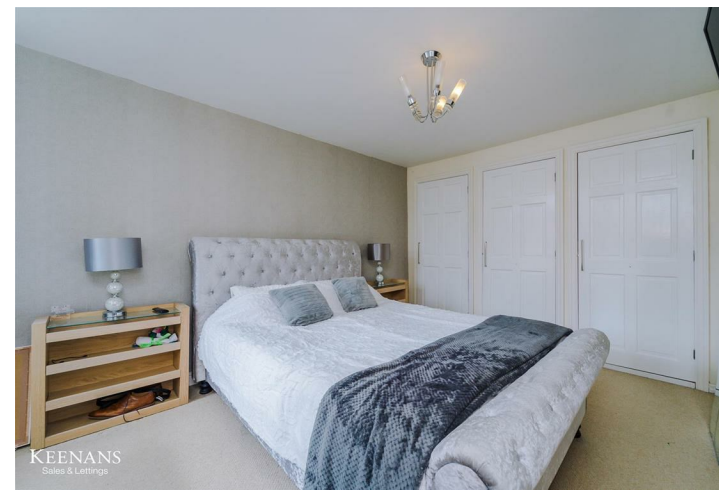
External

Rear

Enclosed yard with access to garage.

Front

Garden fronted with stone paved steps to entrance.



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