



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(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.

Saxon Close, Oswaldtwistle, BB5 4NH

Offers Over £180,000

AN EXCEPTIONAL FAMILY HOME

Situated on a generously sized plot and boasting modern fixtures and fittings, stylish decoration and detached garage, this enviable three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Oswaldtwistle on a quiet cul de sac. With open plan living space, beautifully landscaped gardens, ample off road parking and neutral decoration, 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 Blackburn, Accrington and major motorway links.

The property comprises briefly; an entrance porch leads through to a welcoming entrance hallway which provides access through to a spacious reception room and houses a staircase to the first floor. The reception room leads openly on to a dining area which guides you through to a contemporary fitted kitchen and conservatory. The first floor comprises of doors on to three bedrooms and a modern family bathroom. Externally there is an enclosed, beautifully landscaped garden to the rear with laid to lawn, Indian stone paving, power sockets, raised bedding areas and access on to detached garage. To the front there is a garden with laid to lawn, paving and ample off road parking, with access on to the garage.

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

Saxon Close, Oswaldtwistle, BB5 4NH

Offers Over £180,000



- Tenure Leasehold
- Ample Off Road Parking With Access To Garage
- Contemporary Fitted Kitchen
- Easy Access To Major Network Links
- Council Tax Band C
- Semi Detached Property
- Ideal Family Home
- EPC Rating D
- Three Bedrooms
- Envious Low Maintenance Rear Garden Space

Ground Floor

Entrance

UPVC double glazed door to porch.

Porch

5'5 x 3'9 (1.65m x 1.14m)

UPVC double glazed window and composite double glazed frosted leaded door to hall.

Hall

4'10 x 2'10 (1.47m x 0.86m)

Central heating radiator, coving, door to reception room and stairs to first floor.

Reception Room

14'8 x 12'11 (4.47m x 3.94m)

UPVC double glazed window, central heating radiator, coving, television point, under stairs storage, wood effect laminate flooring and open to dining area.

Dining Area

8'8 x 8'1 (2.64m x 2.46m)

Central heating radiator, coving, ceiling rose, wood effect laminate flooring, open to kitchen and UPVC double glazed sliding door to conservatory.

Kitchen

8'8 x 9'4 (2.64m x 2.84m)

UPVC double glazed window, range of matte wall and base units, granite effect surface, composite one and a half sink and drainer with mixer tap, integrated electric double oven with five ring gas hob and extractor hood, space for fridge freezer, plumbed for washing machine, integrated boiler and Karndean floor.

Consrvatory

6'7 x 6'1 (2.01m x 1.85m)

UPVC double glazed window, polycarbonate roof, tiled floor and UPVC double glazed door to rear.

First Floor

Landing

8'8 x 6' (2.64m x 1.83m)

Coving, smoke alarm, loft access, doors to three bedrooms and bathroom.

Bedroom One

11'9 x 11'6 (3.58m x 3.51m)

UPVC double glazed window, central heating radiator, fitted wardrobe and dresser, television point.

Bedroom Two

11'6 x 10' (3.51m x 3.05m)

UPVC double glazed window, central heating radiator, coving, ceiling rose and fitted wardrobe.

Bedroom Three

7'2 x 6'11 (2.18m x 2.11m)

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

Bathroom

7'5 x 5'7 (2.26m x 1.70m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, dual flush WC, pedestal wash basin with mixer tap, L shaped panelled bath with mixer tap, direct feed shower and rinse head, tiled elevation, extractor fan and tiled effect lino.

External

Rear

Enclosed garden with laid to lawn, Indian stone paving, bedding areas, power, tarmac and access to detached garage.

Garage

15'11 x 7'11 (4.85m x 2.41m)

Power, lighting and up and over garage door.

