



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	67
(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.

Heys Court,, Oswaldtwistle, BB5 3BN

Offers Over £150,000

AN ENVIABLE FAMILY HOME

Offering spacious rooms throughout, neutral decoration and no chain delay, this exceptional three bedroom semi detached property is being proudly welcomed to the market in the most desirable location of Oswaldtwistle on a quiet cul de sac. With an open plan kitchen diner, added conservatory and having been well maintained throughout, 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. With off road parking, not being overlooked from the rear and being a complete blank canvas, this property is the perfect home for any potential buyer to put their own stamp on.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and houses a staircase to the first floor. The reception room leads through to an open plan fitted kitchen diner which leads through to a conservatory. The first floor comprises of doors on to three bedrooms and a family bathroom. Externally there is an enclosed garden with paving, decking and pond to the rear and laid to lawn garden to the front with off road parking and paved areas.

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

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Offers Over £150,000



- Tenure Leasehold
- Council Tax Band B
- EPC Rating TBC
- No Chain Delay
- Semi Detached Property On A Cul De Sac
- Three Bedrooms
- Fitted Kitchen And Three Piece Bathroom Suite
- Ideal Family Home With Viewing Essential
- Enclosed Ample Sized Rear Garden Space
- Easy Access To Major Network Links

Ground Floor

Laid to lawn garden with paving and off road parking.

Entrance

UPVC double glazed frosted door to hall.

Hall

4'4 x 3'8 (1.32m x 1.12m)

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

Reception Room

14'11 x 11'5 (4.55m x 3.48m)

Three UPVC double glazed window, central heating radiator, range of wood effect wall and base units granite effect surface, granite effect splash back, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, integrated fridge and dishwasher, space for washing machine, coving, under stairs storage and UPVC double glazed sliding door to conservatory.

Conservatory

10'9 x 7'10 (3.28m x 2.39m)

UPVC double glazed window, central heating radiator, polycarbonate roof and UPVC double glazed sliding door to rear.

First Floor

Landing

8'8 x 6'8 (2.64m x 2.03m)

Loft access, smoke alarm, doors to three bedrooms and bathroom.

Bedroom One

14'7 x 9'1 (4.45m x 2.77m)

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

Bedroom Two

9'9 x 7'7 (2.97m x 2.31m)

UPVC double glazed window and central heating radiator.

Bedroom Three

8'3 x 6'9 (2.51m x 2.06m)

UPVC double glazed frosted window, central heating radiator, three piece suite, panel bath with electric feed shower, dual flush WC, pedestal wash basin, tiled elevation, spotlights, extractor fan and tiled floor.

Bathroom

7'7 x 5'6 (2.31m x 1.68m)

UPVC double glazed frosted window, central heating radiator, three piece suite, panelled bath with electric feed shower, dual flush WC, pedestal wash basin, tiled elevation, spotlights, extractor fan and tiled floor.

External

Rear

Enclosed garden with paving, decking, pond, bedding areas and timber store shed.

Front



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