

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		67	
(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	

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## Hornby Street, Oswaldtwistle, BB5 3AG

### £150,000

AN EXCEPTIONAL FAMILY HOME

Having been presented and updated beautifully throughout with stylish decoration, modern fixtures and fittings and spacious rooms throughout, this outstanding three bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Oswaldtwistle. With a generously yard space, two living areas and fantastic kitchen extension, 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, Rossendale and major motorway links. The perfect family home, this property has been immaculate maintained ready to move straight into!

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room leads on to an additional reception room and houses a staircase to the first floor. The second reception room leads through to a fitted kitchen. The first floor comprises of doors on to three generously sized bedrooms and a shower room. Externally there is an enclosed yard to the rear with decking area. To the front there is a paved courtyard.

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

# Hornby Street, Oswaldtwistle, BB5 3AG

£150,000



- Tenure Freehold
- On Street Parking
- Contemporary Fitted Kitchen And Three Piece Shower Room
- Easy Access To Major Network Links
- Council Tax Band B
- Spacious Mid Terraced Property
- Ideal Family Home Ready To Move Into
- EPC Rating D
- Three Bedrooms
- Ample Sized Rear Yard Space With Decking

## Ground Floor

### Entrance

UPVC double glazed frosted door to vestibule.

### Vestibule

3'5 x 2'11 (1.04m x 0.89m)

Tiled elevation, tiled floor, and door to reception room one.

### Reception Room One

14'11 x 14' (4.55m x 4.27m)

UPVC double glazed window, central heating radiator, coving, two feature wall lights, meter cupboard, under stairs storage, wood effect laminate flooring, single glazed leaded door to reception room two and stairs to first floor.

### Reception Room Two

14' x 13'3 (4.27m x 4.04m)

UPVC double glazed window, central heating radiator, coving, electric storage effect fire burner, television point, wood effect laminate flooring and door to kitchen.

## Kitchen

15'1 x 8'2 (4.60m x 2.49m)

Two UPVC double glazed windows, central heating radiator, range of cream gloss wall and base units, wood surface, stainless steel one and a half sink and drainer with mixer tap, integrated electric oven with four ring gas hob, extractor hood, space for fridge freezer, plumbed for washing machine and dryer, breakfast bar, spotlights, store hatch, wood effect laminate flooring and composite double glazed frosted door to rear.

## First Floor

### Landing

9' x 7' (2.74m x 2.13m)

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

### Bedroom One

11'9 x 14' (3.58m x 4.27m)

UPVC double glazed window, central heating radiator and coving.

### Bedroom Two

8'9 x 7'3 (2.67m x 2.21m)

UPVC double glazed window, central heating radiator and coving.

### Bedroom Three

8'9 x 6'2 (2.67m x 1.88m)

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

## Shower Room

8'7 x 4'3 (2.62m x 1.30m)

Three piece suite, double direct feed rainfall shower enclosure with rinse head, vanity top wash basin with mixer tap, dual flush WC, granite effect panel elevation, spotlights and wood effect lino flooring.

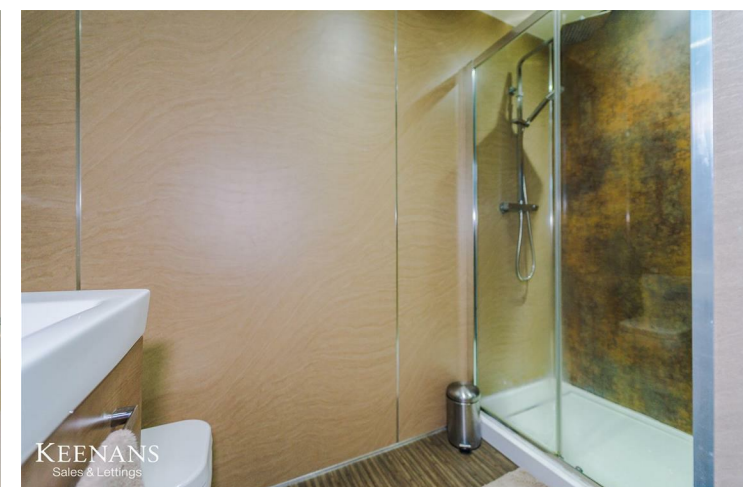
## External

## Rear

Enclosed rear yard with decked seating area.

## Front

Courtyard.



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