



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	58	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Cardigan Avenue, Oswaldtwistle, BB5 4QL

£189,950

AN ENVIABLE FAMILY HOME

Offering an abundance of indoor and outdoor space, fantastic gardens, integral garage and loft conversion, this impressive two bedroom semi detached property is being proudly welcomed to the market in the desirable location of Oswaldtwistle. With off road parking, added conservatory and no chain delay, this property is the perfect home for any family or couple truly not to be missed! With a fantastic loft conversion which is currently being used as a third bedroom, neutral decoration and being a complete blank canvas, this property is the perfect home for any family to put their own stamp on! 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; a welcoming entrance porch provides access through to a spacious reception room. The reception room leads openly on to a dining area which guides you through to a conservatory and fitted kitchen. The kitchen leads on to a utility room which then guides you on to a garage and out to the rear. The first floor comprises of doors on to two double bedrooms, bathroom and office which houses a staircase to the loft conversion. Externally there is an enclosed garden with paving and bedding areas, storage shed and mature shrubs. To the front there is a garden with bedding areas, block paved driveway and access on to the integral garage.

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

Cardigan Avenue, Oswaldtwistle, BB5 4QL

£189,950

 3  1  3  D

- Tenure Freehlo
 - Off Road Parking With Access To Integral Garage
 - Three Bedrooms
 - Easy Access To Major Network Links
- Council Tax Band D
 - No Chain Delay With Viewing Essential
 - Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating TBC
 - Semi Detached Property
 - Envia

Ground Floor

Entrance

UPVC double glazed frosted door to porch.

Porch

5'6 x 3'8 (1.68m x 1.12m)

UPVC double glazed frosted window, tiled floor and hard wood door to reception room.

Reception Room

16'8 x 12'7 (5.08m x 3.84m)

UPVC double glazed window, central heating radiator, coving, feature wall light, dado rail, gas fire with granite effect hearth and surround, television point, part wood effect laminate flooring, open arch to dining area and stairs to first floor.

Dining Area

9'2 x 8'4 (2.79m x 2.54m)

Central heating radiator, coving, dado rail, feature wall light, hard wood single glazed frosted bi fold door to kitchen and UPVC double glazed sliding door to conservatory.

Kitchen

9'2 x 7'11 (2.79m x 2.41m)

UPVC double glazed window, range of wood effect wall and base units, wood effect surface, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, integrated electric oven with four ring electric hob, extractor hood, space for fridge, integrated dishwasher, coving, tiled effect vinyl flooring and door to utility room.

Utility Room

7'5 x 7' (2.26m x 2.13m)

Central heating radiator, range of wood effect wall and base units, wood effect surface, plumbed for washing machine, space for freezer, boiler, tiled effect vinyl flooring, door to garage and UPVC double glazed frosted door to rear.

Garage

16'4 x 7'5 (4.98m x 2.26m)

Lighting, open to WC, up and over garage door.

WC

3'6 x 3'4 (1.07m x 1.02m)

Two piece suite, dual flush Saniflow WC, wall mounted wash basin with mixer tap and wood effect laminate flooring.

Conservatory

13'5 x 10'7 (4.09m x 3.23m)

UPVC double glazed window, central heating radiator, two feature wall lights, hard wood floor and UPVC double glazed patio doors to rear.

First Floor

Landing

9'1 x 6'7 (2.77m x 2.01m)

UPVC double glazed frosted window, central heating radiator, coving, dado rail, doors to two bedrooms, office and bathroom.

Bedroom One

12'7 x 9'9 (3.84m x 2.97m)

UPVC double glazed window, central heating radiator, coving, dado rail and fitted wardrobe.

Bedroom Two

9'9 x 9'3 (2.97m x 2.82m)

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

Bathroom

6'7 x 5'6 (2.01m x 1.68m)

UPVC double glazed frosted window, heated towel rail, three piece suite, dual flush WC, pedestal wash basin, panelled bath with electric feed shower, tiled elevation, coving and wood effect laminate flooring.

Office

7' x 6'7 (2.13m x 2.01m)

UPVC double glazed window, central heating radiator, coving and stairs to loft room.

Second Floor

Loft Room

15'2 x 10'10 (4.62m x 3.30m)

Velux window, central heating radiator, fitted wardrobe, panelled elevation and eave storage.

External

Front

Bedding area, block paved drive and access to garage.

Rear

Paved garden with bedding areas, mature shrubs and storage shed.

