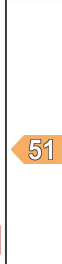




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 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.

## Harlech Drive, Oswaldtwistle, BB5 4QW

### £219,950

#### AN ENVIABLE FAMILY HOME

Having been presented and updated to the highest standard throughout and flowing internally with style and charm, this idyllic three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Oswaldtwistle. With modern fixtures and fittings, neutral decoration and low maintenance gardens, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Blackburn, Rossendale and major motorway links. With off road parking, fantastic fully equipped outbuilding to the rear and a contemporary finish, this property is truly not to be missed!

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 guides you through to a contemporary fitted open plan kitchen diner. The kitchen diner boasts modern wall and base units, integrated appliances and leads out to the rear. The first floor comprises of doors on to three generously sized bedrooms and a modern bathroom. Externally there is an enclosed, low maintenance garden to the rear with artificial lawn, paving and access on to a utility room. The utility room leads through to a gym/external office space. To the front there is a garden with artificial lawn and off road parking.

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



Harlech Drive, Oswaldtwistle, BB5 4QW

£219,950

 3  1  1  E

- Exquisite Semi Detached Property
  - Contemporary Fitted Dining Kitchen
  - Off Road Parking
  - EPC Rating E
- Three Bedrooms
  - Presented to Highest Standard Throughout
  - Tenure Freehold
- Three Piece Bathroom Suite
  - Immaculate Rear Garden with Impressive Outbuilding
  - Council Tax Band B

Ground Floor

Entrance Hall

5'10 x 4'6 (1.78m x 1.37m )  
UPVC double glazed frosted front door, central heating radiator, coving, smoke detector, herringbone wood effect lino flooring, door to reception room and stairs to first floor.

Reception Room

14'3 x 13'10 (4.34m x 4.22m)  
UPVC double glazed window, central heating radiator, spotlights, television point, acoustic wood panel elevation, understairs storage and single glazed double doors to kitchen/dining area.

Kitchen/Dining Area

17'0 x 11'0 (5.18m x 3.35m)  
Two UPVC double glazed windows, central heating radiator, range of panel wall and base units with marble effect work surfaces, stainless steel one and a half bowl sink and drainer with high spout spring mixer tap, integrated electric Smeg double oven with five ring gas hob and extractor hood, integrated microwave, fridge freezer and dishwasher, pendant lighting, spotlights, herringbone wood effect lino flooring and UPVC double glazed French doors to rear.

First Floor

Landing

9'10 x 7'10 (3.00m x 2.39m)  
UPVC double glazed window, central heating radiator, coving, loft access, smoke detector, doors to three bedrooms and family bathroom.

Bedroom One

14'2 x 9'9 (4.32m x 2.97m)  
UPVC double glazed window, central heating radiator, television point and fitted wardrobe with internal lighting.

Bedroom Two

10'4 x 8'9 (3.15m x 2.67m)  
UPVC double glazed window and central heating radiator.

Bedroom Three

8'9 x 7'0 (2.67m x 2.13m)  
UPVC double glazed window and central heating radiator.

Bathroom

7'10 x 5'9 (2.39m x 1.75m)  
Two UPVC double glazed frosted windows, central heating radiator with heated towel rail, low basin WC, vanity top wash basin with traditional taps, rolltop clawfoot bath with traditional taps and overhead direct feed rainfall shower with rinse head, tiled elevations, spotlights and tiled flooring.

External

Rear

Enclosed garden with paving, artificial lawn and access to utility outbuilding.

Utility Outbuilding

8'4 x 6'7 (2.54m x 2.01m )  
Panel base units with granite effect work surfaces, plumbing for washing machine, space for dryer, spotlights, herringbone wood effect lino flooring and aluminium security door to gym.

Gym

11'1 x 8'4 (3.38m x 2.54m )  
Matte base units with granite effect work surfaces, acoustic wood panel elevation, television point, spotlights and herringbone wood effect lino flooring.

Front

Garden with artificial lawn and off road parking.

