



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Turnpike Grove, Oswaldtwistle, BB5 4NL

Offers Over £130,000

PEACEFUL SEMI WITH SPACE OUT BACK TO SIT AND RELAX

Nestled in the charming area of Turnpike Grove, Oswaldtwistle, Accrington, this delightful semi-detached house offers a perfect blend of comfort and tranquility. Boasting two bedrooms, this property is ideal for a small family or those seeking a cosy home.

One of the standout features of this lovely abode is its spacious back garden, providing ample room for outdoor social gatherings or simply basking in the sun on a lazy afternoon. Situated at the end of a peaceful cul-de-sac, you can enjoy a serene and private living environment.

As you step inside, you'll be greeted by a bright kitchen at the front of the property, perfect for whipping up delicious meals while enjoying natural light streaming in. The large reception room is a welcoming space, complete with a wall-mounted electric fire to keep you warm and cosy during the winter months.

Additionally, the open conservatory offers a seamless transition to the garden, allowing you to bring the outdoors in and enjoy the beauty of nature from the comfort of your own home. Whether you're looking to relax with a good book or host a gathering with friends, this versatile space caters to all your needs.

Turnpike Grove, Oswaldtwistle, BB5 4NL

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 2  1  1  E

- Semi Detached Property
 - Contemporary Fitted Kitchen
 - Off Road Parking
 - EPC Rating E
- Two Bedrooms
 - Three Piece Wet Room
 - Tenure Leasehold
- Spacious Reception Room
 - Immaculate Garden to Rear
 - Council Tax Band A

Ground Floor

Entrance Hall

7'6 x 3'11 (2.29m x 1.19m)
Composite double glazed entrance door, storage heater, laminate flooring, door to reception room and open access to kitchen.

Kitchen

7'5 x 7'5 (2.26m x 2.26m)
UPVC double glazed window, range of high gloss wall and base units with laminate worktops, integrated single oven, four ring electric hob, tiled splashback, stainless steel sink with draining board, plumbing for dishwasher and washing machine, space for dryer, space for fridge freezer and laminate flooring.

Reception Room

15'9 x 11' (4.80m x 3.35m)
Storage heater, smoke alarm, coving, wall mounted electric fire, laminate flooring, stairs to first floor, door to under stairs storage and UPVC double glazed French doors to conservatory.

Conservatory

9'9 x 9'4 (2.97m x 2.84m)
UPVC double glazed windows, PVC cladding to roof, laminate flooring and UPVC double glazed French doors to rear.

First Floor

Landing

UPVC double glazed window, loft access, smoke alarm, doors to two bedrooms and wet room.

Bedroom One

11'2 x 6'6 (3.40m x 1.98m)
UPVC double glazed window, storage heater and airing cupboard.

Bedroom Two

12'1 x 8'6 (3.68m x 2.59m)
UPVC double glazed window and storage heater.

Wet Room

7'11 x 4'9 (2.41m x 1.45m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, electric walk-in shower, extractor fan, tiled elevations and vinyl flooring.

External

Rear

Enclosed garden with artificial lawn, paved patio, decking, bedding areas and timber shed.

Front

Laid to lawn and paved driveway.



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