



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

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.

Thwaites Road, Oswaldtwistle, BB5 4QT

£249,950

AN EXCEPTIONAL FAMILY HOME

Having been presented and updated to the highest standard throughout with immaculate presentation, an abundance of contemporary indoor and outdoor space and stylish interiors, this exceptional three bedroom semi detached property is being proudly welcomed to the market in the desirable location of Oswaldtwistle. With off road parking, detached fully equipped versatile garage and modern fixtures and fittings, this enviable 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, Burnley and major motorway links. With potential to convert the attic, three generously sized bedrooms and three living areas, this property is the perfect home truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a contemporary fitted kitchen and houses a staircase to the first floor. The kitchen leads on to a WC and through to a reception room. The reception room leads on to an additional reception room and conservatory. The first floor comprises of doors on to three generously sized bedrooms and a modern family bathroom. The spacious loft has the potential to be converted to a fourth bedroom. Externally there is an enclosed, low maintenance garden to the rear with paving, artificial lawn, power and lighting, as well as access on to the utility/summer house/gym. To the front there is a tiered garden with slate chippings, paving and off road parking.

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

Thwaites Road, Oswaldtwistle, BB5 4QT

£249,950



- Tenure Leasehold
 - Off Road Parking For Numerous Vehicles
 - Ideal Family Home
 - Easy Access To Major Network Links
- Council Tax Band C
 - Abundance Of Indoor And Outdoor Space
 - Ready To Move Into
- EPC Rating TBC
 - Viewing Essential
 - Close Proximity To Local Amenities

Ground Floor

Entrance

UPVC double glazed French doors to porch.

Porch

6'10 x 2'1 (2.08m x 0.64m)
Composite double glazed frosted leaded door to hall.

Hall

10'6 x 6'10 (3.20m x 2.08m)
Central heating radiator, coving, smoke alarm, ceiling rose, picture rail, mete cupboard, under stairs storage, oak double doors to kitchen and stairs to first floor.

Kitchen

14'10 x 7'2 (4.52m x 2.18m)
UPVC double glazed frosted window, range of wood effect panel wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob, extractor hood, space for fridge freezer, integrated dishwasher, plumbed for washing machine, integrated microwave, Main Eco boiler, spotlights, granite effect tiled effect lino, oak sliding door to WC, oak door to reception room two and UPVC double glazed French doors to rear.

WC

4'4 x 2' (1.32m x 0.61m)
Dual flush WC, vanity top wash basin with mixer tap, PVC panel elevation, spotlights and granite tile effect lino flooring.

Reception Room Two

11'10 x 11'2 (3.61m x 3.40m)
Central heating radiator, coving, ceiling rose, ceiling fan, dado rail, open arch to reception room one and hard wood single glazed double doors to conservatory.

Reception Room One

13'9 x 11'10 (4.19m x 3.61m)
UPVC double glazed bay window, central heating radiator, coving, ceiling rose, dado rail, two feature wall lights, cast iron multi fuel burner with slate hearth and television point.

Conservatory

11'3 x 7'3 (3.43m x 2.21m)
UPVC double glazed window, central heating radiator, PVC to ceiling, feature wall light, wood effect laminate flooring and UPVC double glazed door to rear.

First Floor

Landing

7'5 x 7'5 (2.26m x 2.26m)
UPVC double glazed frosted window, loft access, smoke alarm, dado rail, oak doors to three bedrooms and bathroom.

Bedroom One

14'4 x 11'3 (4.37m x 3.43m)
UPVC double glazed bay window, central heating radiator, fitted wardrobes and wood effect laminate flooring.

Bedroom Two

14'5 x 11'3 (4.39m x 3.43m)
UPVC double glazed box window, central heating radiator, coving, dado rail, ceiling fan, fitted wardrobes and wood effect laminate flooring.

Bedroom Three

7'5 x 7'5 (2.26m x 2.26m)
UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Bathroom

8'4 x 7'5 (2.54m x 2.26m)
UPVC double glazed frosted window, central heating towel rail, four piece suite, panel bath with mixer tap and rinse head, corner direct feed shower enclosure, dual flush WC, pedestal wash basin with mixer tap, tiled elevation, PVC to ceiling, spotlights, extractor fan, granite effect lino flooring.

Second Floor

Loft

14'5 x 14'3 (4.39m x 4.34m)
Velux window and integrated storage.

External

Rear

Enclosed garden with paving, artificial lawn, power, lighting and access to summer house/utility room/gym.

Summer House/Gym/Garage

14'4 x 11'1 (4.37m x 3.38m)
UPVC double glazed window, plumbed for washing machine, integrated storage and wood effect lino flooring.

Front

Tiered garden with slate chipping, paving and drive for off road parking.

