



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(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.

## Cardigan Avenue, Oswaldtwistle, BB5 4QL

### Offers Over £190,000

#### AN EXCEPTIONAL FAMILY HOME

Having been presented and maintained to the highest standard throughout and offering an abundance of indoor and outdoor space, this exceptional three bedroom semi detached property is being proudly welcomed to the market in the desirable location of Oswaldtwistle. With neutral decoration, modern fixtures and fittings and added garage and storage shed/work shop, this outstanding property is the perfect family home ready to move straight into! Having recently been refurbished to a beautiful standard throughout with off road parking, added conservatory/utility room and being a complete blank canvas, this property is the perfect home for any potential buyer 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; an entrance porch leads on to a welcoming entrance hallway which provides access through to a spacious reception room and houses a staircase to the first floor. The reception room guides you on to a dining room and through to a contemporary fitted kitchen. The dining room and kitchen both leads through to a conservatory/utility room. The first floor comprises of doors on to three generously sized bedrooms and a shower room. The third bedroom is currently being used as a home office/hobby room. Internally, the property has undergone extensive works within the past 12 months including a new kitchen, bathroom and fully new central heating system. Externally there is an enclosed garden to the rear with laid to lawn, paving and bedding areas, as well as access on to the detached storage shed/work shop and open garage. To the front there is a garden with raised bedding areas and newly installed driveway with access on to the garage.

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



# Cardigan Avenue, Oswaldtwistle, BB5 4QL

## Offers Over £190,000

 3  1  2  C

- Semi Detached Property
- Fitted Kitchen
- Off Road Parking And Gated Carport/Open Garage
- EPC Rating: C
- Three Bedrooms
- Three Piece Shower Room
- Tenure: TBC
- Two Reception Rooms
- Enclosed Rear Garden With Workshop
- Council Tax Band: B

### Ground Floor

#### Porch

4'6 x 4'5 (1.37m x 1.35m)

UPVC double glazed entrance door, UPVC double glazed window, tiled floor and UPVC double glazed frosted door to hall.

#### Hall

5'3 x 4'3 (1.60m x 1.30m)

Gas heater stairs to first floor and hardwood single glazed frosted door to reception room one.

#### Reception Room One

13'9 x 12'10 (4.19m x 3.91m)

UPVC double glazed window, central heating radiator, coving, wall mounted inset electric fire, TV point, under stairs storage, hardwood single glazed frosted double doors to reception room two and door to kitchen.

#### Reception Room Two

9'4 x 8'3 (2.84m x 2.51m)

Central heating radiator, coving and aluminium double glazed sliding door to conservatory/utility room.

#### Conservatory/Utility Room

15'9 x 6 (4.80m x 1.83m)

UPVC double glazed window, PVC panel elevation, polycarbonate roof, plumbing for washing machine, space for dryer, wood effect laminate floor and UPVC double glazed sliding door to rear.

#### Kitchen

9'4 x 7'8 (2.84m x 2.34m)

UPVC double glazed window, stainless steel wall and base units, stainless steel worktops, tiled splash back, stainless steel sink with draining board and high spout mixer tap, three door range cooker with five burner gas hob, extractor hood, space for fridge freezer, PVC panel elevation, Main Eco boiler, wood effect laminate floor and hardwood single glazed frosted door to conservatory.

### First Floor

#### Landing

7'2 x 6'7 (2.18m x 2.01m)

UPVC double glazed window, loft access and doors to three bedrooms and bathroom.

#### Bedroom One

12'11 x 9'6 (3.94m x 2.90m)

UPVC double glazed window, central heating radiator, fitted wardrobes and storage cupboard.

#### Bedroom Two

9'6 x 9' (2.90m x 2.74m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

8'11 x 6'7 (2.72m x 2.01m)

UPVC double glazed window, central heating radiator and storage cupboard.



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