

Ground Floor



First Floor



Edinburgh Drive, Oswaldtwistle, BB5 3AR

£180,000

AN EXCEPTIONAL SEMI DETACHED BUNGALOW

Having been presented and maintained to the highest standard throughout with spacious rooms, beautiful gardens and neutral decoration, this enviable three bedroom semi detached bungalow is being proudly welcomed to the market in the desirable location of Oswaldtwistle on a popular estate! With woodland views, detached garage and added loft conversion to make an enviable main bedroom, this outstanding property is the perfect home for any family or couple truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Blackburn, Rossendale and major motorway links.

The property comprises briefly; a fitted kitchen leads through to a spacious reception room and inner hallway. The inner hallway comprises of doors on to two bedrooms and a wet room. The third bedroom leads on to a conservatory and houses a staircase to the main bedroom. Externally there is an enclosed garden to the rear with paving, laid to lawn and bedding areas, as well as access to the detached garage. To the front there is a laid to lawn garden with paving and bedding areas, off road parking and access to the garage.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	70	85
(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.

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 3  1  2  C

- Tenure Leasehold
 - Off Road Parking With Access To Garage
 - Envious Woodland Views
 - Easy Access To Major Network Links
- Council Tax Band C
 - Sought After Area
 - Ideal Family Home
- EPC Rating C
 - Abundance Of Indoor And Outdoor Space
 - Close Proximity To Local Amenities

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Entrance

Composite double glazed frosted door to kitchen.

Kitchen

13'3 x 8'4 (4.04m x 2.54m)

UPVC double glazed leaded window, central heating radiator, range of wood 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 induction hob, integrated fridge freezer, plumbed for washing machine, spotlights, tiled floor, doors to reception room and inner hall.

Reception Room

15' x 11'9 (4.57m x 3.58m)

UPVC double glazed leaded bay window, central heating radiator, coving, smoke alarm, two feature wall lights and television point.

Inner Hall

4' x 3'9 (1.22m x 1.14m)

Smoke alarm, doors to two bedrooms and wet room.

Bedroom Two

12'7 x 10'6 (3.84m x 3.20m)

UPVC double glazed leaded window, central heating radiator and storage cupboards.

Bedroom Three

9'8 x 9'8 (2.95m x 2.95m)

Hard wood single glazed window, central heating radiator, dado rail, hard wood single glazed door to conservatory, door to stairs to first floor.

Conservatory

11'1 x 7'7 (3.38m x 2.31m)

Hard wood double glazed window, central heating radiator, polycarbonate roof, tiled floor and hard wood double glazed French doors to rear.

Wet Room

5'10 x 5'8 (1.78m x 1.73m)

UPVC double glazed frosted leaded window, central heating towel rail, three piece suite, dual flush WC, vanity top wash basin with mixer tap, electric feed walk in shower, tiled elevation, extractor fan and lino flooring.

First Floor

Bedroom One

17'7 x 15' (5.36m x 4.57m)

Two Velux windows, central heating radiator, smoke alarm, spotlights and integrated Ideal boiler.

External

Rear

Laid to lawn garden, Indian stone paving, block paved patio, bedding areas, mature shrubs and access to garage.

Garage

19'1 x 10'3 (5.82m x 3.12m)

Two UPVC double glazed windows, power, lighting and hard wood double garage doors.

Front

Laid to lawn garden with paving, mature shrubs, bedding areas and off road parking.



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