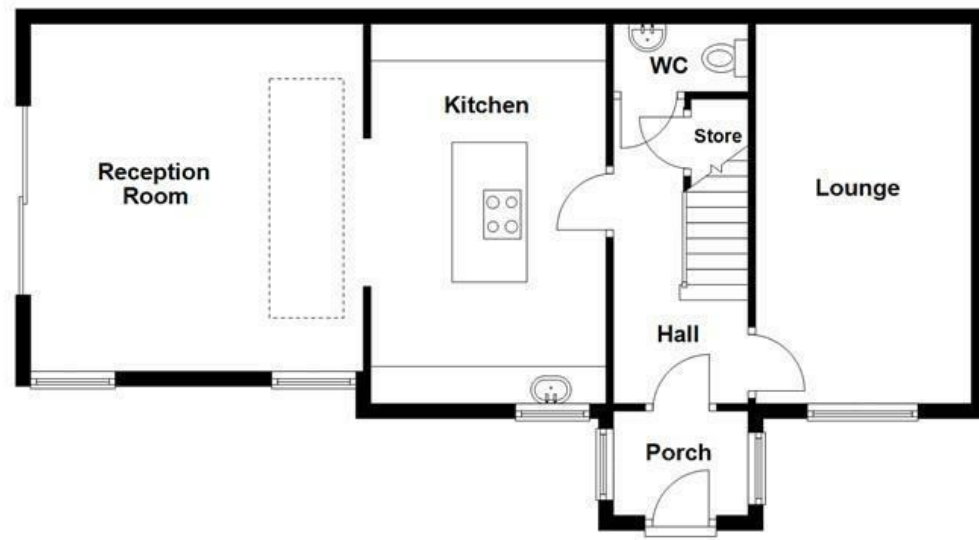
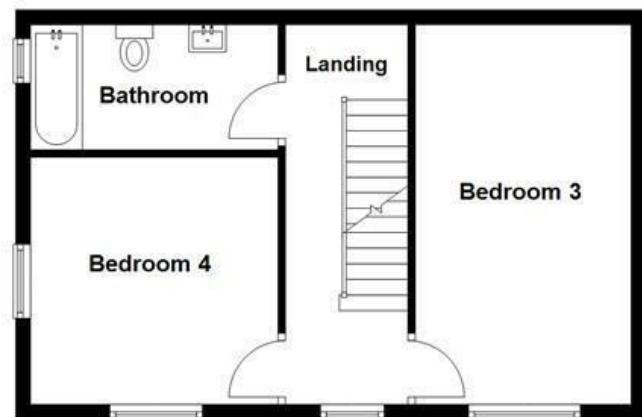


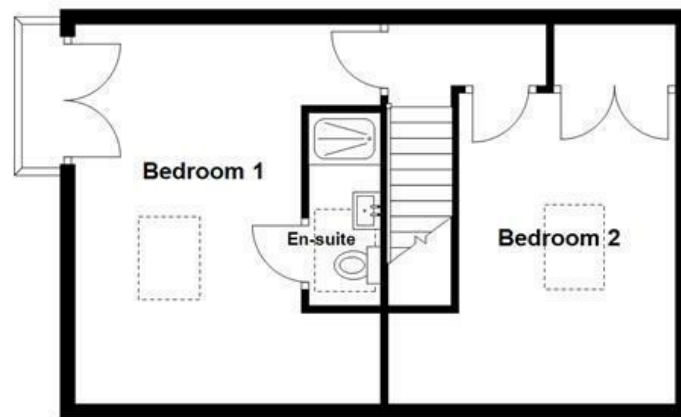
Ground Floor



First Floor



Second Floor



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		
	75	84
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.

## Cross Edge Chapel, Oswaldtwistle, BB5 3SD

### £525,000

AN EXCLUSIVE NEW BUILD HOME WITH THE HIGHEST SPECIFICATION

Offering an abundance of high quality indoor and outdoor space, immaculate presentation and breath-taking views, 'Cross Edge Chapel' is a desirable new build development. Keenans Estate agents are proudly welcoming to the market this exceptional end townhouse plot to the market which benefits from character and charm, desirable fixtures and fittings and panoramic countryside views and is truly the perfect family home ready to move straight into! With four double bedrooms, two bathrooms, open plan kitchen and living space and flowing internally style whilst keeping the original chapel aesthetic. Situated within the semi rural location of Oswaldtwistle, this property gives the feel of being in a private location whilst being conveniently close to bus routes, local schools and amenities, as well as major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious lounge, contemporary fitted kitchen, WC and houses a staircase to the first floor. The kitchen boasts modern wall and base units, integrated appliances and leads through to an enviable living area. The first floor comprises of doors on to two double bedrooms, family bathroom and staircase to the second floor. The second floor benefits from access on to two additional double bedrooms with the main bedroom benefitting from an en suite shower room and French doors on to a Juliet balcony overlooking the field views. Externally there is an enclosed garden with laid to lawn and Indian stone paving areas, ample off road parking and additional laid to lawn areas.

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



# Cross Edge Chapel, Oswaldtwistle, BB5 3SD

## £525,000

 4  2  2  C

- Exquisite New Build Townhouse
  - Open Plan Living
  - Ample Off Road Parking
  - EPC Rating C
- Four Bedrooms
  - Highest Specifications Throughout
  - Tenure Freehold
- Two Bathrooms
  - Open Aspect Views Surrounding
  - Council Tax Band TBC

### Ground Floor

#### Entrance Porch

6'0 x 4'8 (1.83m x 1.42m )

Aluminium double glazed front door, aluminium double glazed window, two feature wall lights, herringbone wood effect lino flooring and door to hall.

#### Hall

13'6 x 6'1 (4.11m x 1.85m)

Spotlights, smoke detector, understairs storage, underfloor heating, doors leading to kitchen, lounge, WC and stairs to first floor.

#### Lounge

16'11 x 9'7 (5.16m x 2.92m)

Composite double glazed sash window, pelmet lighting, television point and wood effect lino flooring with underfloor heating.

#### WC

6'1 x 3'0 (1.85m x 0.91m)

Spotlights, extractor fan, dual flush WC, wall mounted wash basin with mixer tap and wood effect lino flooring with underfloor heating.

#### Kitchen

16'11 x 10'5 (5.16m x 3.18m )

Composite double glazed sash window, range of panelled wall and base units with marble work surfaces, composite inset sink with high spout mixer tap, integrated electric high rise oven, combi microwave and warming drawer, four ring induction hob, integrated fridge freezer, dishwasher, washing machine and bin store, central island with breakfast bar, spotlights, pendant lighting, herringbone wood effect lino flooring with underfloor heating and open to reception room.

#### Reception Room

14'9 x 15'5 (4.50m x 4.70m )

Two composite double glazed picture windows, skylight, spotlights, two feature wall lights, television point, herringbone wood effect lino flooring with underfloor heating and aluminium double glazed sliding door to rear.

### First Floor

#### Landing

16'9 x 5'5 (5.11m x 1.65m )

Composite double glazed sash window, central heating radiator, spotlights, smoke detector, doors leading to bedroom three, bedroom four, family bathroom and stairs to second floor.

#### Bedroom Three

17'0 x 9'0 (5.18m x 2.74m)

Composite double glazed sash window, central heating radiator, pendant lighting and television point.

#### Bedroom Four

10'11 x 10'3 (3.33m x 3.12m)

Two composite double glazed sash windows, central heating radiator, spotlights and pendant lighting.

### Bathroom

10'11 x 5'6 (3.33m x 1.68m )

Composite double glazed frosted window, central heated towel rail, vanity top wash basin with mixer tap, dual flush WC, tiled panel bath with mixer tap, overhead direct feed rainfall shower shower and rinse head, tiled elevations, extractor fan, spotlights, inset shelving, LED illuminated mirror and tiled flooring with underfloor heating.

### Second Floor

#### Landing

7'0 x 2'11 (2.13m x 0.89m)

Central heating radiator, smoke detector, spotlights, two feature wall lights, doors leading to bedroom one and bedroom two.

#### Bedroom One

17'2 x 13'11 (5.23m x 4.24m)

Velux window, central heating radiator, two feature wall lights, spotlights, door to en suite and composite double glazed French doors to Juliet balcony.

#### En Suite

8'6 x 3'2 (2.59m x 0.97m )

Velux window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, double direct feed rainfall shower with rinse head, tiled elevations, feature wall light, extractor fan and tiled flooring with underfloor heating.

#### Bedroom Two

13'9 x 12'8 (4.19m x 3.86m)

Velux window, central heating radiator, spotlights, fitted wardrobe and television point.

#### External

Enclosed garden with laid to lawn and Indian stone paving areas, ample off road parking and additional laid to lawn areas.



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