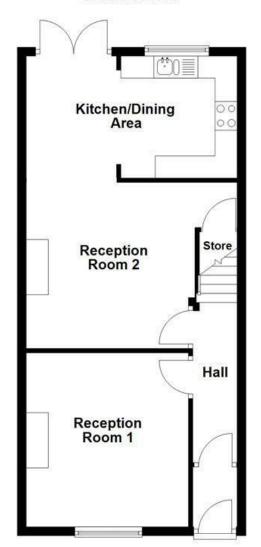
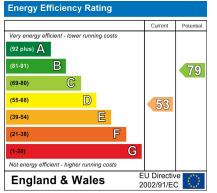
# KEENANS Sales & Lettings

#### **Ground Floor**







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.





## Stanhill Lane, Oswaldtwistle, BB5 4PZ Offers Over £190,000

THREE BEDROOM END OF TERRACE PROPERTY

A deceptively spacious end of terrace house being offered onto the sales market. Having undergone a recent refurbishment, this property boasts great sized rooms throughout and is located within close proximity to major motorway links such as the M65 and local amenities.

The property internally briefly comprises to the ground floor: entrance vestibule, entrance hallway, two great sized reception rooms with the second open through to the dining kitchen. To the first floor is a spacious landing leading to three bedrooms and a new four piece bathroom suite.

Externally to the front of the property is a flag stone paved area with mature bedding and to the rear is a paved yard with planted borders and gated access to the side. This property would make an ideal home for a family.

For further information or to book a viewing please contact our Hyndburn Team.

### Stanhill Lane, Oswaldtwistle, BB5 4PZ Offers Over £190,000













- Three Bedrooms And Two Reception Rooms
- On Street Parking
- Front and Rear Gardens
- EPC Rating E

- End Of Terrace
- Modern Fitted Kitchen And Four Piece Bathroom Suite
   Close Proximity To Local Amenities
- Excellent Transport Links

- Tenure Freehold
- Council Tax Band C

#### **Ground Floor**

#### **Entrance Vestibule**

4'5 x 3'4 (1.35m x 1.02m)

Composite double glazed front door, door to hallway and tiled flooring.

#### Hallway

11'6 x 3'4 (3.51m x 1.02m)

Feature archway, central heating radiator, doors to two reception rooms, stairs to first floor and wood effect laminate flooring.

#### **Reception Room One**

12'11 x 12'1 (3.94m x 3.68m)

UPVC double glazed window, central heating radiator, meter cupboard, feature fireplace with stone hearth and wood effect laminate

#### **Reception Room Two**

15'10 x 12'4 (4.83m x 3.76m)

Feature fireplace with tiled hearth, central heating radiator, under stairs storage, tiled flooring and open through to Kitchen/diner.

#### Kitchen

 $15'0\ x\ 9'1\ \left(4.57m\ x\ 2.77m\right)$  UPVC double glazed window, central heating radiator, a range of wall and base units, laminate work tops, tiled splash backs, inset one and a half bowl composite sink, drainer and mixer tap, electric oven, four ring electric hob, extractor hood, plumbing and space for washing machine, space for fridge freezer, tiled flooring and UPVC double glazed patio doors to rear yard.

#### **First Floor**

#### Landing

19'4 x 5'7 (5.89m x 1.70m)
UPVC double glazed window, loft access and doors to three

#### **Bedroom One**

13'4 x 9'11 (4.06m x 3.02m)

UPVC double glazed window, central heating radiator, built in wardrobes and boiler cupboard.

#### **Bedroom Two**

13'0 x 9'4 (3.96m x 2.84m)

UPVC double glazed window and central heating radiator.

#### **Bedroom Three**

9'8 x 6'2 (2.95m x 1.88m)

UPVC double glazed window, central heating radiator and laminate

#### **Bathroom**

11'0 x 9'0 (3.35m x 2.74m)

UPVC double glazed frosted window, heated towel rail, a new four piece suite comprising off WC, vanity wash basin, panel bath with mixer tap and shower hose, Shower cubicle with direct feed rainfall shower, panelled elevations, shaving point and laminate flooring

#### **External**

#### **Front**

Paved area with mature borders and on street parking

#### Rear

Paved yard with borders and gate to side.















