



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>62</b>	<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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## Brecon Avenue, Oswaldtwistle, BB5 4QS

### Offers Over £180,000

STUNNING TWO BEDROOM DORMA BUNGALOW IN THE HEART OF OSWALDTWISTLE SOLD WITH NO ONWARDS CHAIN

Located on the charming Brecon Avenue in Oswaldtwistle, Accrington, this delightful house offers a perfect blend of comfort and style. With two spacious bedrooms, this property is ideal for families or those seeking extra room for guests or a home office.

The heart of the home features two inviting reception rooms that are open plan, creating a warm and welcoming atmosphere for entertaining or relaxing with loved ones. Natural light floods the space, enhancing the overall sense of openness and warmth. Adjacent to the living areas, you will find a bright conservatory that serves as a perfect spot for enjoying your morning coffee or unwinding with a good book while overlooking the garden.

The large landscaped garden is a true highlight of this property, providing ample space for outdoor activities, gardening, or simply enjoying the fresh air. It is an ideal setting for summer barbecues or family gatherings. Additionally, the property boasts a driveway and garage, offering convenient off-street parking and extra storage space.

This home on Brecon Avenue is not just a property; it is a sanctuary that combines modern living with the beauty of nature. With its generous living spaces and outdoor charm, it is a wonderful opportunity for anyone looking to settle in a peaceful yet vibrant community. Do not miss the chance to make this lovely house your new home.



# Brecon Avenue, Oswaldtwistle, BB5 4QS

## Offers Over £180,000

 2  1  3  D

- Tenure Freehold
  - Off Road Parking
  - Ideal Home For Any Small Family Or Couple
  - Easy Access To Major Commuter Routes
- Council Tax Band B
  - Two Generously Sized Bedrooms
  - Ready To Move Into
- EPC Rating D
  - Fitted Kitchen And Three Piece Shower Room
  - Envable Garden Space

### Ground Floor

#### Entrance

Security composite door to hall.

#### Hall

12'5 x 5'7 (3.78m x 1.70m)

Upright central heating radiator, spotlights, doors to reception room one and kitchen, under stairs storage, stairs to first floor and wood effect laminate flooring.

#### Reception Room One

12'7 x 10'9 (3.84m x 3.28m)

UPVC double glazed window, central heating radiator, two feature wall lights, wall mounted electric fire, television point, wood effect flooring and open access to reception room two.

#### Reception Room Two

8'8 x 8'4 (2.64m x 2.54m)

Upright central heating radiator, wood effect flooring and UPVC double glazed French doors to conservatory.

#### Conservatory

14'11 x 9'11 (4.55m x 3.02m)

UPVC double glazed windows, polycarbonate roof, central heating radiator, tiled floor and UPVC double glazed French doors to rear.

#### Kitchen

9'8 x 8' (2.95m x 2.44m)

UPVC double glazed window, central heating towel rail, panel wall and base units, under unit lighting, laminate work top, double stainless steel sink with mixer tap, integrated double oven in a high rise unit, four ring electric hob, tiled splash back, extractor hood, integrated fridge freezer, washing machine and dryer, integrated dishwasher, PVC to ceiling, spotlights, tiled floor and UPVC double glazed frosted window.

### First Floor

#### Landing

7'2 x 5'8 (2.18m x 1.73m)

UPVC double glazed frosted window, doors to two bedrooms and shower room, storage, spotlights and loft access.

#### Bedroom One

10'8 x 9'11 (3.25m x 3.02m)

UPVC double glazed window, central heating radiator, wood effect flooring, storage and spotlights.

#### Bedroom Two

10'9 x 9'1 (3.28m x 2.77m)

UPVC double glazed window, central heating radiator, spotlights and tiled floor.

#### Shower Room

5'10 x 5'4 (1.78m x 1.63m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, enclosed electric feed shower, tiled elevation, tiled floor, PVC to ceiling, spotlights and extractor fan.

### External

#### Rear

Enclosed laid to lawn landscaped garden with bedding areas, mature shrubs and trees, stone chippings, decking with timber pavilion, paving, timber shed and access to garage.

#### Garage

20'5 x 9'6 (6.22m x 2.90m)

Two UPVC double glazed windows, UPVC door and up and over garage door.

#### Front

Paved driveway with access, to garage, partial laid to lawn garden with bedding areas and mature shrubs.



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