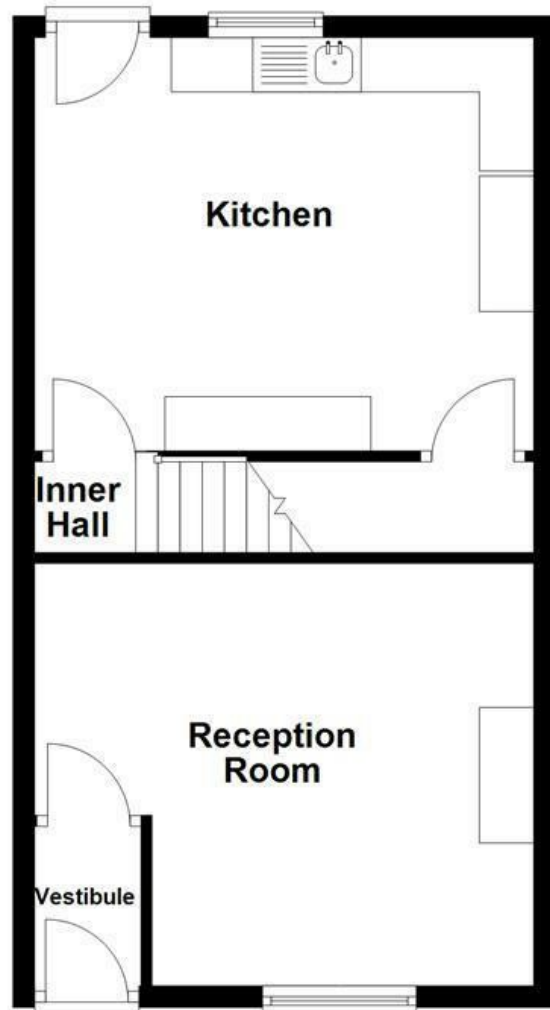
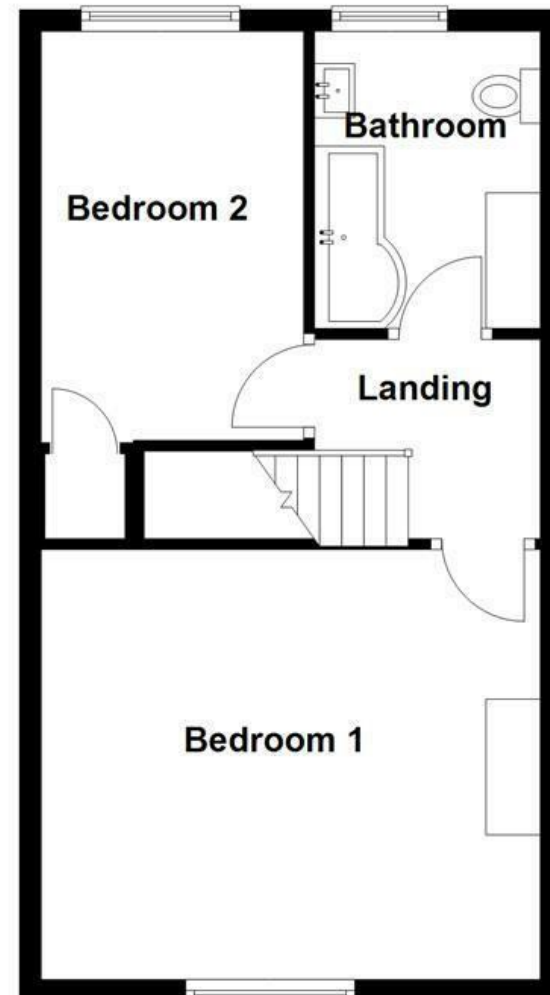


Ground Floor



First 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		
	61	77
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.

Victoria Street, Oswaldtwistle, BB5 3JW

Offers In The Region Of £115,000

TWO BEDROOM TERRACE IN ACCRINGTON

Nestled on Victoria Street in the charming area of Oswaldtwistle, Accrington, this delightful house offers a perfect blend of comfort and practicality.

Upon entering, you are welcomed by a generous living room, providing an inviting space for relaxation and entertaining guests. The well-equipped kitchen is a highlight of the home, designed for both functionality and ease, and it conveniently leads to a low-maintenance rear yard, ideal for enjoying the outdoors without the burden of extensive upkeep.

The property boasts a spacious double bedroom, ensuring a restful retreat at the end of the day. Additionally, there is a generous second bedroom, which can serve as a guest room, a home office, or a children's room, offering flexibility to suit your lifestyle needs.

This house is not only a wonderful place to live but also a fantastic opportunity for those seeking a comfortable home in a friendly community. With its practical layout and convenient location, it is sure to appeal to a variety of buyers or renters looking for a place to call home.

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Victoria Street, Oswaldtwistle, BB5 3JW

Offers In The Region Of £115,000

 **2**  **1**  **1**  **D**

- Mid Terraced Property
 - Spacious Fitted Kitchen
 - On Street Parking
 - EPC Rating: D
- Two Bedrooms
 - Three Piece Bathroom
 - Tenure Freehold
- One Reception Room
 - Enclosed Rear Yard
 - Council Tax Band: A

Ground Floor

Vestibule
4'10 x 3'3 (1.47m x 0.99m)
UPVC double glazed leaded frosted entrance door, Amtico wood effect flooring and door to reception room.

Reception Room
15'1 x 12'9 (4.60m x 3.89m)
UPVC double glazed leaded window, central heating radiator, coving, meter cupboard, wall mounted electric fire, Amtico wood effect flooring and open access to inner hall.

Inner Hall
Stairs to first floor and door to kitchen.

Kitchen
15' x 12'6 (4.57m x 3.81m)
UPVC double glazed window, central heating radiator, coving, wall and base units, laminate worktops, tiled splash backs, composite sink with draining board and mixer tap, space for freestanding cooker, plumbing for washing machine, space for dryer, integrated fridge, integrated freezer, integrated dishwasher, under stairs storage, Amtico wood effect flooring and UPVC double glazed door to rear.

First Floor

Landing
6'10 x 6'4 (2.08m x 1.93m)
Doors to two bedrooms and bathroom.

Bedroom One
15'2 x 13' (4.62m x 3.96m)
UPVC double glazed window, central heating radiator and coving.

Bedroom Two
12'10 x 8' (3.91m x 2.44m)
UPVC double glazed window, central heating radiator, coving and over stairs storage.

Bathroom
9'3 x 6'10 (2.82m x 2.08m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, P shaped panel bath with mixer tap and electric feed shower over, part tiled elevation and tile effect flooring.

External

Rear
Enclosed yard with gated access to rear.

Tel: 01254389384



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