



# 395 Blackburn Road

West End, Oswaldtwitle, BB5 4NA

Price £110,000



Spacious Two Bedroom Bay fronted Terrace House ideally situated in the West End of Oswaldtwitle, this is an ideal starter home for a First Time Buyer or Investment as no onward chain, viewings are recommended. The layout comprises: Entrance Vestibule, Hallway with stairs to the first floor. Lounge with bay window and Double Doors into the Sitting Room with French Doors to the rear garden. Fitted Kitchen. First Floor, Landing, Two Double Bedrooms and Four Piece Bathroom. Warmed by Gas Central Heating and uPVC Double Glazing. Walled front garden and Enclosed Rear paved yard area. Not to be missed and viewing recommended.



Entrance  
Vestibule. UPVC Double Glazed Main Front Door.

Hallway  
Central heating Radiator. Ceiling Cornice. Staircase to the First Floor.

Lounge 15'4" into Bay x 11'5" (4.67 into Bay x 3.48)  
UPVC Double Glazed Bay Window and Central heating Radiator. Marble Effect Fire Surround, Inset and Hearth. Fitted Coal Effect Gas Fire. Ceiling Cornice. Glazed Double Doors to Dining Room.

Dining Room 15'4" x 12'7" (4.67 x 3.84)  
UPVC Double Glazed French Doors Leading out to the Rear Garden. Central Heating Radiator. Fireplace with Electric Fire. Coved Ceiling.

Kitchen 11'4" x 8'9" (3.45 x 2.67)  
UPVC Double Glazed Window and Central heating Radiator. Range of Fitted Wall and Base Units with Tile Surrounds and Complimentary Work Surfaces. Inset Sink. Plumbed for Washing Machine. Central heating Boiler. Understairs Storage.

First Floor

Landing  
Spindle Balustrade. Built in Storage Cupboard. Loft Hatch.

Bedroom One 11'9" x 12'6" (3.58 x 3.81)  
UPVC Double Glazed Window and Central heating Radiator. Range of Fitted Wardrobes.

Bedroom Two 14'96" x 10'33" (6.71 x 3.89)  
UPVC Double Glazed Window with Enviaible Views over the Canal and Golf Course in the distance. Central heating Radiator.

Bathroom 10'7" x 9'2" (3.23 x 2.79)  
UPVC Double Glazed Window with Enviaible Views over the Canal and Golf Course in the distance. Large Four Piece Suite Comprising of Corner Shower Enclosure, Panelled Bath, Wash Basin and WC. Central heating Radiator.

External

All fixtures and fittings in the property are excluded unless otherwise stated.

Disclaimer 1  
Please note that we do not know the condition of the gas appliances or heating systems mentioned in these sales particulars

Disclaimer 2  
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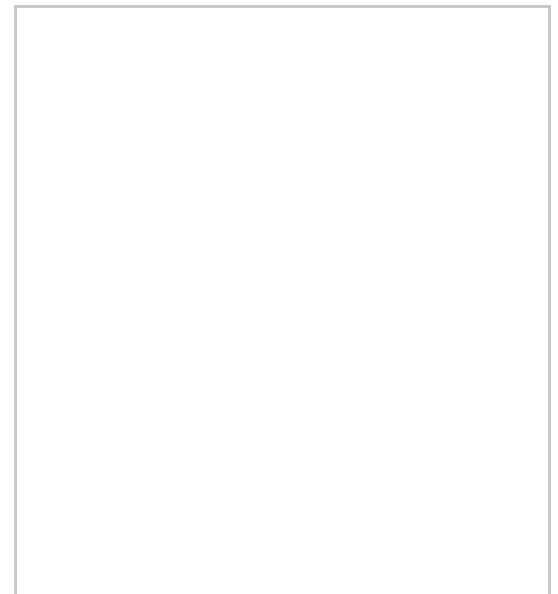
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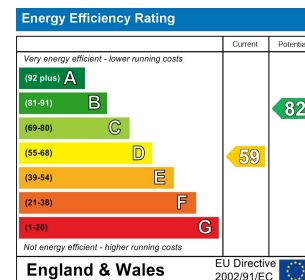
## Area Map



## Floor Plans



## Energy Efficiency Graph



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