



PROCTORS
ESTATE AGENTS

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33 Kingfisher Court, Oswaldtwistle, BB5 3BS

"Offers Over" £60,000

A modern first floor apartment in this well established and quiet residential locality close to all local amenities in the centre of Oswaldtwistle. The property comprises open lounge, fully fitted modern kitchen, one double bedroom with fitted wardrobes and a three-piece bathroom. The apartment is complemented by gas central heating and PVC double glazing. Offered as an investment property with long established tenant.



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ACCOMMODATION

HALLWAY

Large walk in store-room.

OPEN-PLAN LOUNGE & FULLY FITTED KITCHEN

21'8 x 11' Wall and floor units including drawers, built in oven, gas hob, new gas fired central heating boiler unit, radiator, two PVC double glazed windows, 'Kandene' style flooring.

BEDROOM ONE

11'11 x 9'2 Fitted wardrobes, radiator, PVC double glazed window

BATHROOM

Panelled bath, wash basin, WC.

PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.

COMPLIANCE

Agents are required by law to conduct anti-money laundering checks on all those renting or buying a property. The cost of these checks is £20 per check. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office proceeding with checks.



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