



## 4 Hargreaves Road

Oswaldtwistle, Accrington, BB5 4RN

£159,950



A Great Three Bedroom Sem-Detached House with Gardens, Driveway and Garage located in the Stanhill Area of Oswaldtwistle with easy access for Motorway Links, Bus Routes and local amenities. The good size layout comprises: Entrance Porch, Hallway with stairs to the first floor, Lounge with Bay window, Fitted Dining Kitchen and Conservatory. First Floor, Landing, Three Bedrooms and Three Piece Bathroom. Warmed by Gas Central Heating and uPVC Double Glazing. Lawned front garden. Driveway to the Garage and Rear Garden. No onward chain, an ideal home for a First Time Buyer.



Entrance Porch  
UPVC Double Glazed Window and Door.

Hallway  
UPVC Double Glazed Window and Central Heating Radiator. Stairs to the First Floor.

Lounge 12'08 x 16'87 (3.86m x 4.88m)  
UPVC Double Glazed Bay Window and Central Heating Radiator.

Kitchen 15'3 x 7'70 (4.65m x 2.13m)  
UPVC Double Glazed Window and Central Heating Radiator. Wall and Base Units with Breakfast Bar, Circular Sink and Drainer. Baumatic Gas Hob, Electric Oven and Canopy Filter Hood. UPVC Double Glazed Patio Doors to the Conservatory. UPVC Door to the side Driveway.

Conservatory 39'4"26'2" x 22'11"196'10" (12'08 x 7'60)  
UPVC Double Glazed Windows and Central Heating Radiator. UPVC French Doors to the Garden.

#### First Floor

Landing  
UPVC Double Glazed Window. Spindle Ballustrade.

Bedroom One 11'36 x 8'34 (3.35m x 2.44m)  
UPVC Double Glazed Window and Central Heating Radiator. Laminate Floor.

Bedroom Two 9'02 x 11'46 (2.79m x 3.35m)  
UPVC Double Glazed Window and Central Heating Radiator. Built in Wardrobes with Mirror Doors.

Bedroom Three 8'36 x 6'51 (2.44m x 1.83m)  
UPVC Double Glazed Window and Central Heating Radiator.

Bathroom  
UPVC Double Glazed Window and Central Heating Radiator. Three Piece White Bathroom Suite Panelled Bath with Shower, Wash Basin and WC.

External  
Lawn Front Garden with Driveway. Enclosed Rear Garden.

#### 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

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

#### Disclaimer 3

Photographs are reproduced for general information and it must be inferred that any item is not included for sale with the property.

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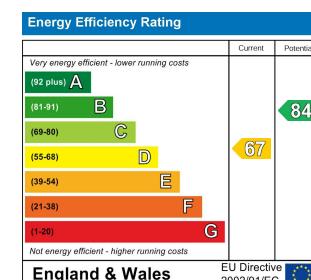
#### Area Map



#### Floor Plans



#### Energy Efficiency Graph



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