

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



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Keenans









Stanhill Street, Oswaldtwistle, BB5 4QE

Offers Over £160,000

AN IMPRESSIVE TWO BEDROOM END TERRACED PROPERTY WITH LOFT CONVERSION

Having been presented and maintained to the highest standard throughout with a fantastic extension to the ground floor and added loft conversion, this idyllic two double bedroom end terraced property is being proudly welcomed to the market in the highly regarded location of Oswaldtwistle. Within walking distance of the sought after location of Stanhill Village and situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Accrington and Rossendale, this outstanding property is the perfect home for any small family or professional couple truly not to be missed! With an enviable open plan kitchen living space, two double bedrooms and added utility area, this wonderful property offers an abundance of indoor space with stunning scenic views to the rear!
The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room leads through to an inner hallway which guides you through to a second reception room and staircase to the first floor. The second reception room benefits from a stunning cast iron multi fuel burner and leads openly on a fully equipped, contemporary kitchen diner. The kitchen diner leads through to a utility room which leads on to a WC. The first floor comprises of doors on to two double bedrooms, shower room and staircase on to the attic conversion, which is currently being used as a third bedroom. Externally there is an enclosed yard to the rear.

For further information or to arrange a viewing please contact our Accrington Branch at your earliest convenience.

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Offers Over £160,000

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- Tenure Freehold
- On Street Parking
- Fitted Kitchen
- Easy Access To Major Network Links
- Council Tax Band B
- Two Double Bedroom End Terraced Property
- Ideal Home For Small Family
- EPC Rating D
- Three Piece Shower Room
- Close Proximity To Amenities

Ground Floor

Entrance
Via a UPVC double glazed front door to vestibule.

Vestibule
3'8 x 3'4 (1.12m x 1.02m)

Hard wood single glazed frosted door to reception room one.

Reception Room One
14'2 x 12'1 (4.32m x 3.68m)

UPVC double glazed window, central heating radiator, gas fire, television point and hard wood single glazed frosted door to inner hall.

Inner Hall
2'11 x 2'10 (0.89m x 0.86m)

Hard wood single glazed frosted door to reception room two and stairs to first floor.

Reception Room Two
14'9 x 14' (4.50m x 4.27m)

Central heating radiator, cast iron multi fuel burner with slate hearth, exposed brick surround and oak mantle, spotlights, television point, under stairs storage, karndean floor and open to kitchen.

Kitchen
15'9 x 12'7 (4.80m x 3.84m)

Two Velux windows, central heating radiator, range of red and cream gloss wall and base units, granite effect surface, stainless steel sink and drainer with mixer tap, two integrated electric Prima ovens with five ring gas hob and extractor hood, integrated microwave, integrated fridge freezer and dishwasher, space for fridge freezer, spotlights, karndean floor and hard wood single glazed frosted door to utility room.

Utility Room
7'1 x 4'1 (2.16m x 1.24m)

UPVC double glazed window, central heating radiator, spotlights, plumbed for washing machine, dryer, integrated store and Glow Worm boiler, tiled floor and door to WC.

WC
5'5 x 4'1 (1.65m x 1.24m)

UPVC double glazed frosted window, central heating radiator, two piece suite, dual flush WC, pedestal wash basin with mixer tap, spotlights and tiled floor.

First Floor

Landing
9'1 x 5'8 (2.77m x 1.73m)

Doors to two bedrooms, shower room and stairs to attic.

Bedroom One
14'1 x 9'3 (4.29m x 2.82m)

UPVC double glazed window, central heating radiator, fitted wardrobe, walk in wardrobe and television point.

Bedroom Two
11'6 x 8'2 (3.51m x 2.49m)

UPVC double glazed window, central heating radiator, fitted wardrobes, dresser unit and television point.

Shower Room
8'5 x 5'8 (2.57m x 1.73m)

UPVC double glazed frosted window, chrome heated towel rail, three piece suite, dual flush WC, enclosed direct feed shower, pedestal wash basin with mixer tap, tiled elevation, extractor fan and tiled floor.

Second Floor

Attic
13'5 x 4'8 (4.09m x 1.42m)

Velux window, central heating radiator, spotlights and fitted storage.

External

Rear
Yard at rear.










