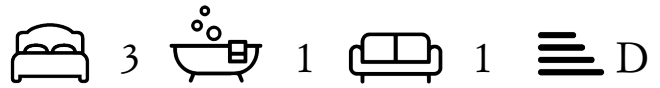




4 Hargreaves Road

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.

****Anti-Money Laundering (AML) Checks**** - To help keep the buying process safe and secure, we are required by law to carry out Anti-Money Laundering (AML) and identity checks for all purchasers. Once your offer has been accepted, a fee of ****£48.00 (including VAT) per purchaser**** will be payable to cover the cost of these mandatory checks. Completing them promptly helps avoid delays and allows your purchase to progress as smoothly as possible.



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"19'6'10" (12'08 x 7'60)
UPVC Double Glazed Window s 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.

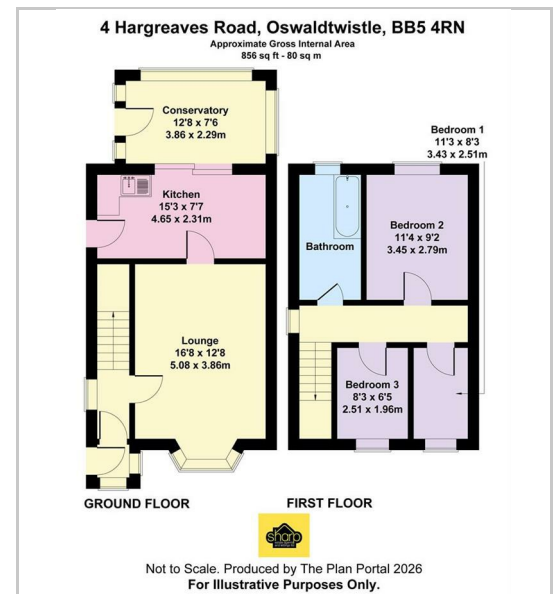
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AML
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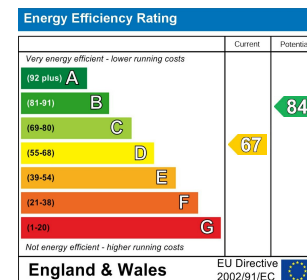
Area Map



Floor Plans



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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