

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Scott Close, Oswaldtwistle, BB5 4RD

### Offers Over £180,000

FANTASTIC THREE BEDROOM FAMILY HOME IN THE HEART OF OSWALDTWISTLE

Presenting Scott Close, Oswaldtwistle, this delightful three-bedroom semi-detached family home offers a perfect blend of comfort and style. The property boasts a convenient garage and a driveway, ensuring ample parking space for you and your family.

As you step inside, you are welcomed by a cosy lounge featuring a charming log burner, creating an inviting atmosphere ideal for relaxing evenings. The heart of the home is undoubtedly the gorgeous country-style kitchen, which is both functional and aesthetically pleasing, making it a wonderful space for family meals and entertaining guests.

The first floor comprises spacious bedrooms that provide a peaceful retreat for all family members. The family bathroom is well-appointed, catering to the needs of a busy household.

The low-maintenance rear garden is a fantastic outdoor space, perfect for children to play or for hosting summer barbecues with friends. This property is not just a house; it is a home where cherished memories can be made.

With its appealing features and convenient location, this semi-detached home is an excellent opportunity for families looking to settle in a friendly community. Do not miss the chance to make this lovely property your own.

# Scott Close, Oswaldtwistle, BB5 4RD

Offers Over £180,000



- Exceptional Semi Detached Property
- Contemporary Fitted Kitchen
- Off Road Parking and Garage
- EPC Rating D
- Three Bedrooms
- Move-in Ready
- Tenure Freehold
- Three Piece Bathroom Suite
- Low Maintenance Externals
- Council Tax Band A

## Ground Floor

### Kitchen

15'5 x 13'7 (4.70m x 4.14m )

UPVC double glazed frosted front door, two UPVC double glazed windows, central heating radiator, range of panelled wall and base units with solid wood work surfaces, tiled splashback, Belfast sink with mixer tap, integrated oven with four ring induction hob and extractor hood, integrated fridge freezer, integrated wine cooler, plumbing for washing machine, wood panelled elevation, stone flag flooring, doors to under stairs storage, reception room and stairs to first floor.

### Reception Room

16'9 x 10'6 (5.11m x 3.20m )

Two UPVC double glazed window, central heating radiator, coving, television point and cast iron log burner with exposed brick surround.

## First Floor

### Landing

9'0 x 3'10 (2.74m x 1.17m)

UPVC double glazed window, loft access, doors leading to three bedrooms and bathroom.

### Bedroom One

10'6 x 9'10 (3.20m x 3.00m)

UPVC double glazed window, central heating radiator and over stairs storage.

### Bedroom Two

12'6 x 10'5 (3.81m x 3.18m)

UPVC double glazed window, central heating radiator, over stairs storage and wood effect flooring.

### Bedroom Three

9'1 x 7'10 (2.77m x 2.39m)

UPVC double glazed window, central heating radiator and wood effect flooring.

### Bathroom

7'3 x 4'11 (2.21m x 1.50m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, L-shaped panel bath with overhead direct feed rainfall shower and rinse head, partially tiled elevations, extractor fan and wood effect flooring.

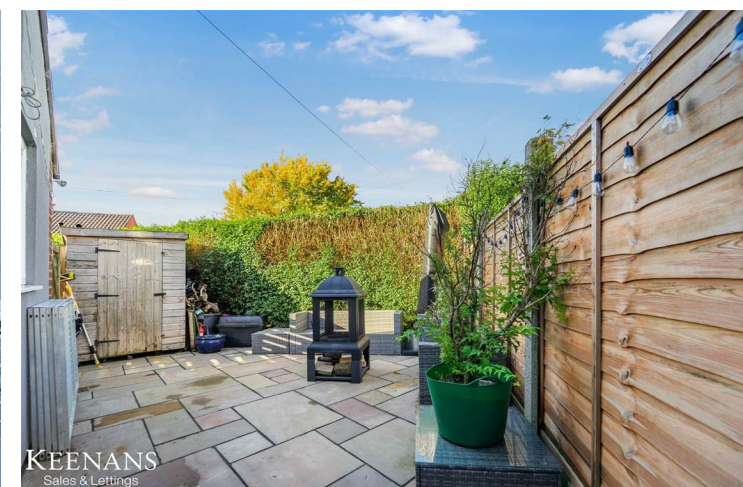
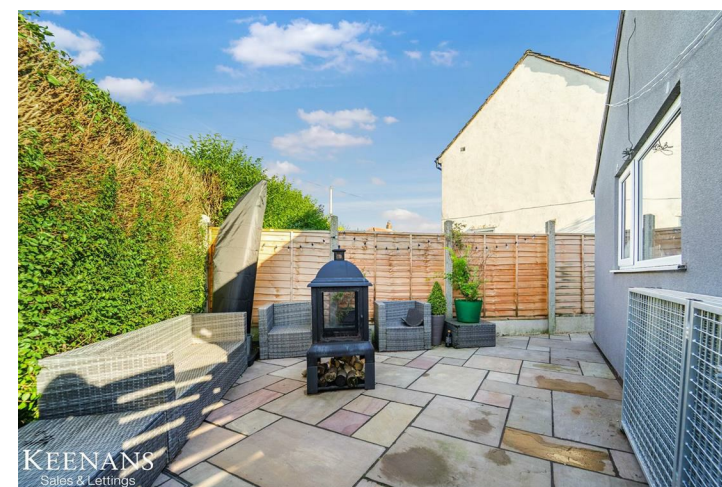
## External

## Rear

Enclosed garden with paving and stone chippings.

## Front

Laid to lawn, stone chippings, block paved driveway and access to garage.



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