



395 Blackburn Road

West End, Oswaldtwistle, BB5 4NA

Price £110,000



Spacious Two Bedroom Bay fronted Terrace House ideally situated in the West End of Oswaldtwistle, this is an ideal starter home for a First Time Buyer or Investment as no onward chain, viewings are recommended. The layout comprises: Entrance Vestibule, Hallway with stairs to the first floor. Lounge with bay window and Double Doors into the Sitting Room with French Doors to the rear garden. Fitted Kitchen. First Floor, Landing, Two Double Bedrooms and Four Piece Bathroom. Warmed by Gas Central Heating and uPVC Double Glazing. Walled front garden and Enclosed Rear paved yard area. Not to be missed and viewing recommended.

****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
Vestibule. UPVC Double Glazed Main Front Door.

Hallway
Central heating Radiator. Ceiling Cornice. Staircase to the First Floor.

Lounge 15'4" into Bay x 11'5" (4.67 into Bay x 3.48)
UPVC Double Glazed Bay Window and Central heating Radiator. Marble Effect Fire Surround, Inset and Hearth. Fitted Coal Effect Gas Fire. Ceiling Cornice. Glazed Double Doors to Dining Room.

Dining Room 15'4" x 12'7" (4.67 x 3.84)
UPVC Double Glazed French Doors Leading out to the Rear Garden. Central Heating Radiator. Fireplace with Electric Fire. Coved Ceiling.

Kitchen 11'4" x 8'9" (3.45 x 2.67)
UPVC Double Glazed Window and Central heating Radiator. Range of Fitted Wall and Base Units with Tile Surrounds and Complimentary Work Surfaces. Inset Sink. Plumbed for Washing Machine. Central heating Boiler. Understairs Storage.

First Floor

Landing
Spindle Balustrade. Built in Storage Cupboard. Loft Hatch.

Bedroom One 11'9" x 12'6" (3.58 x 3.81)
UPVC Double Glazed Window and Central heating Radiator. Range of Fitted Wardrobes.

Bedroom Two 14'96" x 10'33" (6.71 x 3.89)
UPVC Double Glazed Window with Enviaible Views over the Canal and Golf Course in the distance. Central heating Radiator.

Bathroom 10'7" x 9'2" (3.23 x 2.79)
UPVC Double Glazed Window with Enviaible Views over the Canal and Golf Course in the distance. Large Four Piece Suite Comprising of Corner Shower Enclosure, Panelled Bath, Wash Basin and WC. Central heating Radiator.

External

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

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

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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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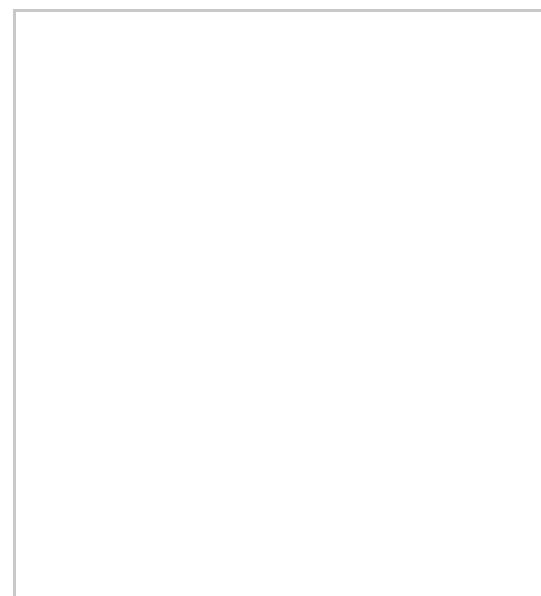
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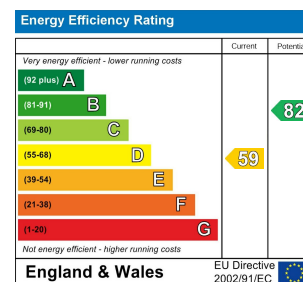
Area Map



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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