




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

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

## Stanhill Lane, Oswaldtwistle, BB5 4PZ

### £895 PCM

THREE BEDROOM END OF TERRACE PROPERTY

A deceptively spacious end of terrace house is being offered to the rental market. This property boasts great sized rooms throughout and is located within close proximity to major motorway links such as the M65 and local amenities.

The property internally briefly comprises to the ground floor: entrance vestibule, entrance hallway, two great sized reception rooms with the second open through to the dining kitchen. To the first floor is a spacious landing leading to three bedrooms and a new four piece bathroom suite.

Externally to the front of the property is a flag stone paved area with mature bedding and to the rear is a paved yard with planted borders and gated access to the side. This property would make an ideal rental home for a couple or a small family.

For further information or to book a viewing please contact our Lettings team.



Stanhill Lane, Oswaldtwistle, BB5 4PZ

£895 PCM

 3  1  2  E

- Three Bedrooms
  - New Bathroom
  - Front and Rear Gardens
  - EPC Rating TBC
- End Of Terrace
  - Modern Fitted Kitchen
  - Excellent Transport Links
- Two Reception Room
  - Close Proximity To Local Amenities
  - Council Tax Band C

Ground Floor

Entrance Vestibule

4'5 x 3'4 (1.35m x 1.02m)

Composite double glazed front door, door to hallway and tiled flooring.

Hallway

11'6 x 3'4 (3.51m x 1.02m)

Feature archway, central heating radiator, doors to two reception rooms, stairs to first floor and wood effect laminate flooring.

Reception Room One

12'11 x 12'1 (3.94m x 3.68m)

UPVC double glazed window, central heating radiator, meter cupboard, feature fireplace with stone hearth and wood effect laminate flooring.

Reception Room Two

15'10 x 12'4 (4.83m x 3.76m)

Feature fireplace with tiled hearth, central heating radiator, under stairs storage, tiled flooring and open through to Kitchen/diner.

Kitchen

15'0 x 9'1 (4.57m x 2.77m)

UPVC double glazed window, central heating radiator, a range of wall and base units, laminate work tops, tiled splash backs, inset one and a half bowl composite sink, drainer and mixer tap, electric oven, four ring electric hob, extractor hood, plumbing and space for washing machine, space for fridge freezer, tiled flooring and UPVC double glazed patio doors to rear yard.

First Floor

Landing

19'4 x 5'7 (5.89m x 1.70m)

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

Bedroom One

13'4 x 9'11 (4.06m x 3.02m)

UPVC double glazed window, central heating radiator, built in wardrobes and boiler cupboard.

Bedroom Two

13'0 x 9'4 (3.96m x 2.84m)

UPVC double glazed window and central heating radiator.

Bedroom Three

9'8 x 6'2 (2.95m x 1.88m)

UPVC double glazed window, central heating radiator and laminate flooring.

Bathroom

11'0 x 9'0 (3.35m x 2.74m)

UPVC double glazed frosted window, heated towel rail, a new four piece suite comprising off WC, vanity wash basin, panel bath with mixer tap and shower hose, Shower cubicle with direct feed rainfall shower, panelled elevations, shaving point and laminate flooring

External

Front

Paved area with mature borders and on street parking

Rear

Paved yard with borders and gate to side.

Agents Notes

Council Tax Band C

