



22 New Lane

Oswaldtwistle, Lancashire, BB5 3PH

Offers Over £115,000



A Superb First Time Buyer Property or Investment Opportunity, situated in a highly sought after location of Oswaldtwistle close to local amenities and bus routes. Offering no onward chain and realistically priced to attract interest, viewing is essential. The layout comprises: Entrance Vestibule, Two Reception Rooms and Fitted Kitchen. First Floor, Landing, Two Good Size Bedrooms and Three Piece Bathroom. uPVC Double Glazing and Gas Central Heating. Walled front and a Neat enclosed Rear yard.

****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
Entrance Vestibule

Lounge 13'5 x 12'2 (4.09m x 3.71m)
UPVC Double Glazed Window and Central Heating Radiator.

Dining Room 13'6 x 11'6 (4.11m x 3.51m)
UPVC Double Glazed Window and Central Heating Radiator. Understairs Storage.

Kitchen 12'0 x 7'0 (3.66m x 2.13m)
Two UPVC Double Glazed Windows and Central Heating Radiator. UPVC Door to Rear Yard. Modern Fitted Kitchen with Complimentary Work Surfaces and Tile Surrounds. Electric Oven, Gas Hob and Canopy Hood. Inset Sink, Plumbed for Washing Machine.

First Floor
Landing.

Bedroom One 13'11 x 13'7 (4.24m x 4.14m)
UPVC Double Glazed Window and Central Heating Radiator.

Bedroom Two 13'2 x 7'3 (4.01m x 2.21m)
UPVC Double Glazed Window and Central Heating Radiator.

Bathroom 8'3 x 6'3 (2.51m x 1.91m)
UPVC Double Glazed Window and Central Heating Radiator. Three Piece Suite comprising of Panelled Bath with Shower Fitment and Screen, Wash Basin and WC.

External
Garden Front. Enclosed Rear Yard.

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.

Can we help..
THINKING OF SELLING? For a Free Valuation of your property without obligation contact: SHARP ESTATE AGENTS on 01254 387001.

AML
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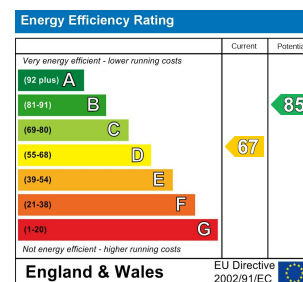
Area Map



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

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