



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.



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.

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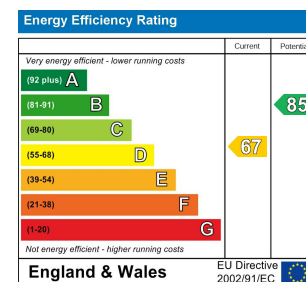
Area Map



Floor Plans



Energy Efficiency Graph



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