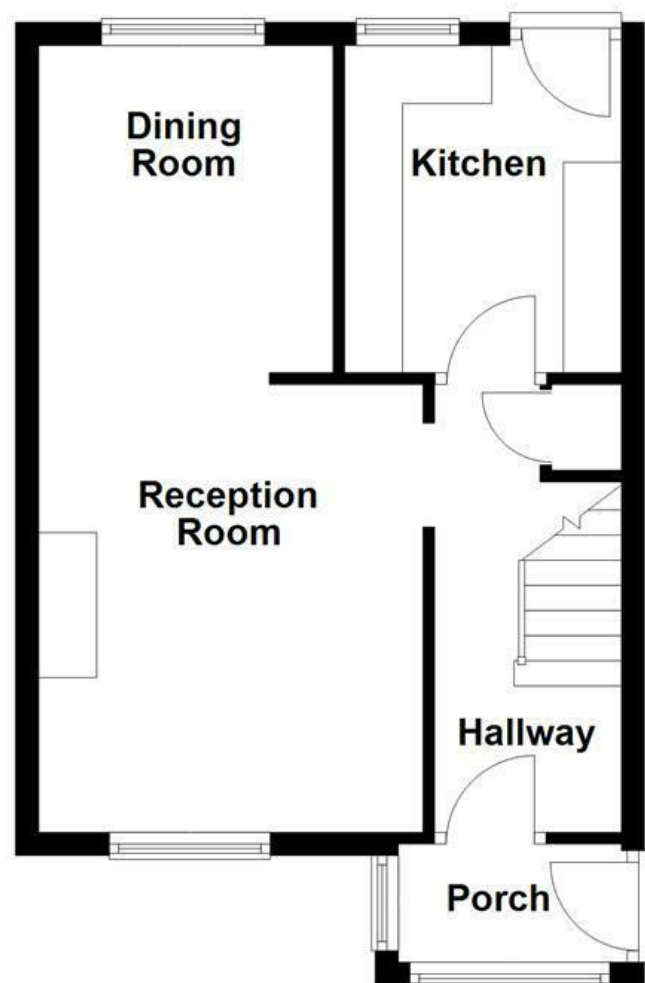
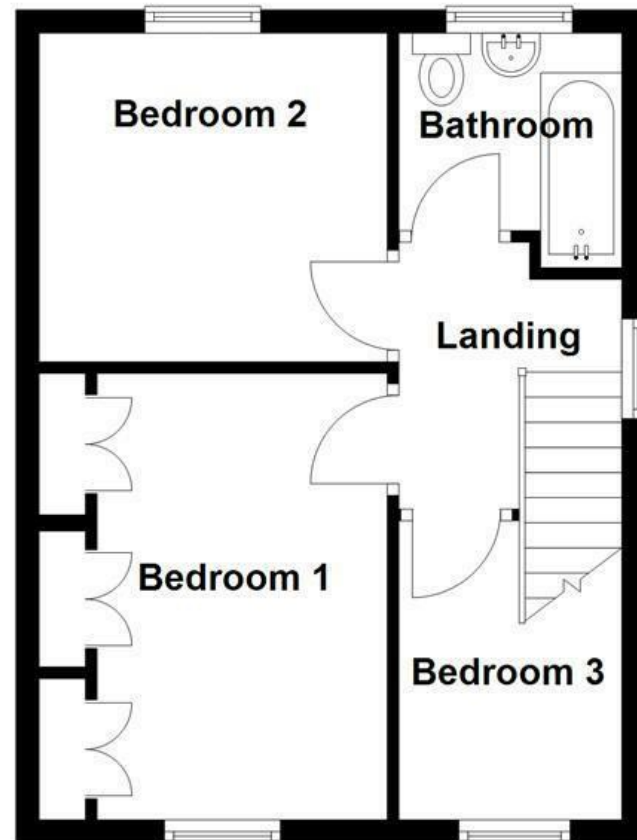


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	52	
(1-20) G		
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.

Dudley Avenue, Oswaldtwistle, BB5 4NU

Offers Over £170,000

A STUNNING THREE BEDROOM SEMI DETACHED PROPERTY

Welcome to this charming three-bedroom semi-detached house located on Dudley Avenue in the desirable area of Oswaldtwistle, Accrington. This property is an ideal family home, offering a perfect blend of modern living and comfort.

As you enter, you are greeted by an open-plan living and dining area that creates a warm and inviting atmosphere. The contemporary kitchen is designed with functionality in mind, featuring modern fittings and ample storage space, making it a joy for any home cook. The neutral decor throughout the home allows for personal touches, making it easy to envision your own style.

The property boasts three spacious bedrooms, with the master bedroom featuring fitted wardrobes, providing both convenience and style. The family bathroom is well-appointed, ensuring that all your needs are met.

Outside, the garden is laid to lawn, offering a lovely space for children to play or for hosting summer gatherings. The driveway and garage provide practical solutions for parking and storage.

This home is not only well-suited for family life but also benefits from its location, which is close to local amenities and transport links. If you are seeking a modern, comfortable, and spacious family home in a friendly neighbourhood, this property on Dudley Avenue is certainly worth considering.

Dudley Avenue, Oswaldtwistle, BB5 4NU

Offers Over £170,000

3 1 2 E

- Three Spacious Bedrooms
 - Reception Room And Dining Room
 - Driveway With Access To Garage
 - Tenure Freehold
- Ideal Family Home With Viewing Essential
 - Contemporary Fitted Kitchen
 - Enviaible Laid To Lawn Garden Space
- Three Piece Bathroom Suite
 - EPC Rating E
 - Council Tax Band B

Ground Floor

Entrance Porch

6'4 x 3'4 (1.93m x 1.02m)

Hallway

13'9 x 5'5 (4.19m x 1.65m)

Reception Room

12'8 x 10'11 (3.86m x 3.33m)

Dining Room

9'3 x 8'4 (2.82m x 2.54m)

Kitchen

9'3 x 7'10 (2.82m x 2.39m)

First Floor

Landing

7'10 x 6'7 (2.39m x 2.01m)

Bedroom One

12'11 x 10'4 (3.94m x 3.15m)

Bedroom Two

9'11 x 9'5 (3.02m x 2.87m)

Bedroom Three

8'5 x 6'5 (2.57m x 1.96m)

Bathroom

6'8 x 6'2 (2.03m x 1.88m)

External

Front

Laid to lawn garden and driveway providing off road parking leading to the garage.

Rear

Enclosed paved and laid to lawn garden with planted beds.

