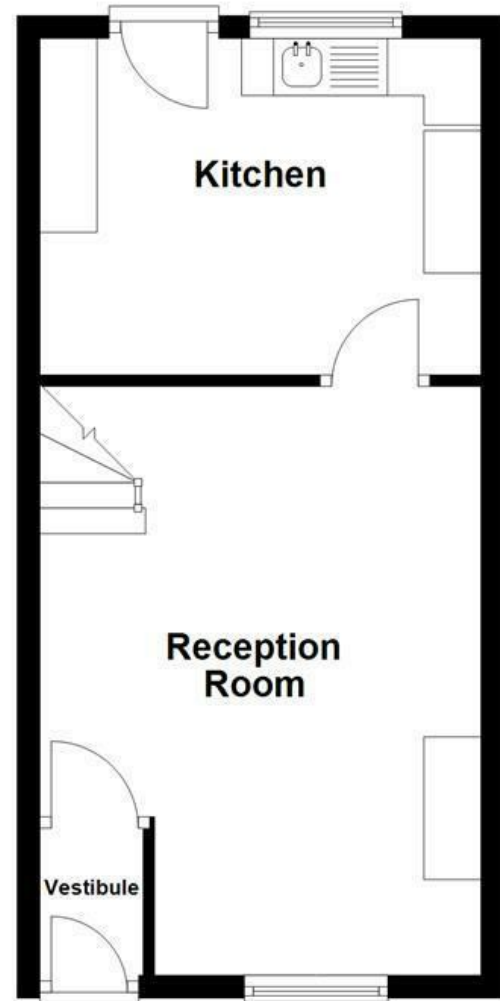
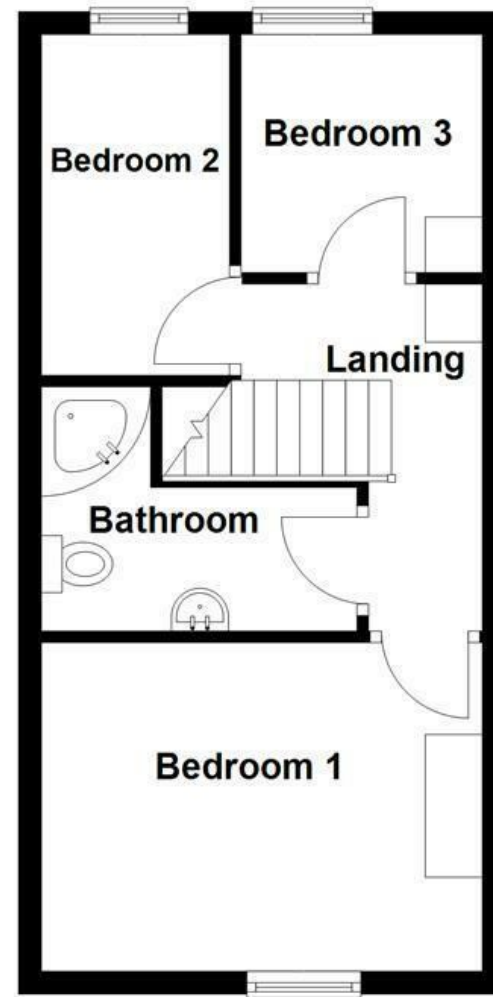


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</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.

## Havelock Street, Oswaldtwistle, BB5 3JY

### £795

AN ENVIABLE MID TERRACED PROPERTY

Offering an abundance of indoor and outdoor space, this exceptional three bedroom mid terraced property is being proudly welcomed to the rental market in the desirable location of Oswaldtwistle. With an open plan kitchen diner and having been presented and maintained to the highest standard throughout and having undergone a full refurbishment, this property is truly the perfect home for a small family and not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Blackburn, Rossendale and major motorway links.

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room guides you on to a kitchen diner and houses a staircase to the first floor. The first floor comprises of doors on to three bedrooms and a family bathroom. Externally there is an enclosed, generously sized yard to the rear.

For further information or to arrange a viewing please contact our Lettings team at your earliest convenience.



# Havelock Street, Oswaldtwistle, BB5 3JY

## £795

 3  1  1  D

- Mid Terraced Property
  - Fitted Kitchen
  - On Street Parking
  - Close Proximity To Local Amenities
- Three Bedrooms
  - Three Piece Bathroom
  - EPC Rating: D
- Spacious Reception Room
  - Enclosed Rear Yard
  - Council Tax Band: A

### Ground Floor

**Vestibule**  
4'3 x 2'10 (1.30m x 0.86m)  
UPVC double glazed frosted entrance door and door to reception room.

**Reception Room**  
16'11 x 12'8 (5.16m x 3.86m)  
UPVC double glazed window, central heating radiator, coving, dado rail, meter cupboard, stairs to first floor and hardwood single glazed frosted door to kitchen.

**Kitchen**  
12'8 x 9'8 (3.86m x 2.95m)  
UPVC double glazed window, central heating radiator, wood effect wall and base units, granite effect worktops, tiled splash back, stainless steel sink with draining board and mixer tap, space for freestanding cooker, space for fridge freezer, plumbing for washing machine, Main boiler, wood effect lino flooring and UPVC door to rear.

### First Floor

**Landing**  
10' x 7'5 (3.05m x 2.26m)  
Loft access, smoke alarm, dado rail and doors to three bedrooms and bathroom.

**Bedroom One**  
12'8 x 9'5 (3.86m x 2.87m)  
UPVC double glazed window, central heating radiator and spotlights.

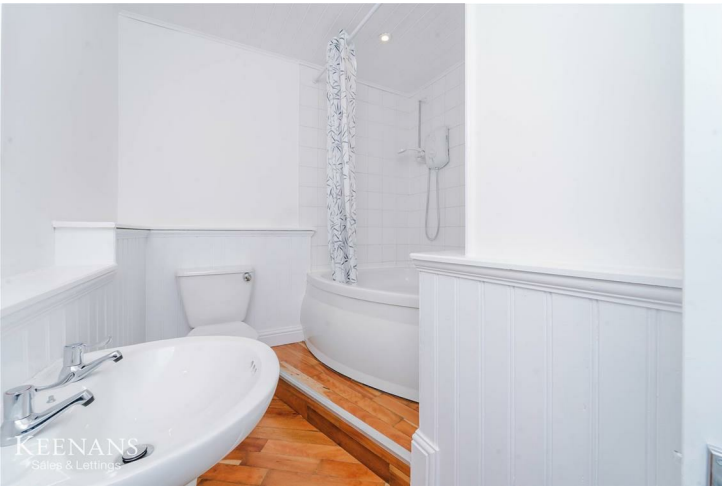
**Bedroom Two**  
9'10 x 5'5 (3.00m x 1.65m)  
Hardwood single glazed window and central heating radiator.

**Bedroom Three**  
7'5 x 6'10 (2.26m x 2.08m)  
Hardwood single glazed window and central heating radiator.

**Bathroom**  
9'1 x 7'1 (2.77m x 2.16m)  
Central heating radiator, spotlights, dual flush WC, pedestal wash basin with traditional taps, corner panel bath with traditional taps and electric feed shower over, extractor fan, wood clad ceiling, tiled elevation and wood effect laminate floor.

### External

**Rear**  
Enclosed yard with gated access to rear.



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