



## Bent Street, Oswaldtwistle, BB5 3LF

£140,000

SPACIOUS TWO BEDROOM END TERRACE PROPERTY WITH GARAGE

Located in the heart of Oswaldtwistle, this charming two-bedroom end terrace house on Bent Street presents an excellent opportunity for first-time buyers. The property boasts a versatile loft room, which can be adapted to suit your needs, whether as an additional bedroom, a home office, or a playroom.

The modern kitchen is well-equipped, making it a delightful space for culinary enthusiasts. The cosy lounge provides a warm and inviting atmosphere, perfect for relaxing after a long day. Additionally, the family bathroom and convenient downstairs WC enhance the practicality of the home.

One of the standout features of this property is the garden room, which overlooks a lovely, tidy, low-maintenance garden. This outdoor space is ideal for enjoying the fresh air or entertaining guests during the warmer months.

With an integral large garage, there is ample storage and parking available, adding to the convenience of this delightful home. This property is bursting with potential and is ready for you to make it your own. Don't miss the chance to view this lovely home in a sought-after location.

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

# Bent Street, Oswaldtwistle, BB5 3LF

£140,000



- End Terrace Property
- Reception Room & Garden Room
- Garage
- EPC Rating TBC
- Two Bedrooms & Attic Room
- Three Piece Bathroom
- Freehold
- Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band A

## Ground Floor

### Entrance Vestibule

4'1 x 3'4 (1.24m x 1.02m)

### Reception Room

15' x 13'7 (4.57m x 4.14m)

### Kitchen

14'8 x 7'4 (4.47m x 2.24m)

### Garden Room

12'6 x 7'7 (3.81m x 2.31m)

### WC

5'5 x 3'5 (1.65m x 1.04m)

### Garage

27'5 x 8'3 (8.36m x 2.51m)

## First Floor

### Landing

15'5 x 5'8 (4.70m x 1.73m)

### Bedroom One

15'3 x 10'11 (4.65m x 3.33m)

### Bedroom Two

8'5 x 8'1 (2.57m x 2.46m)

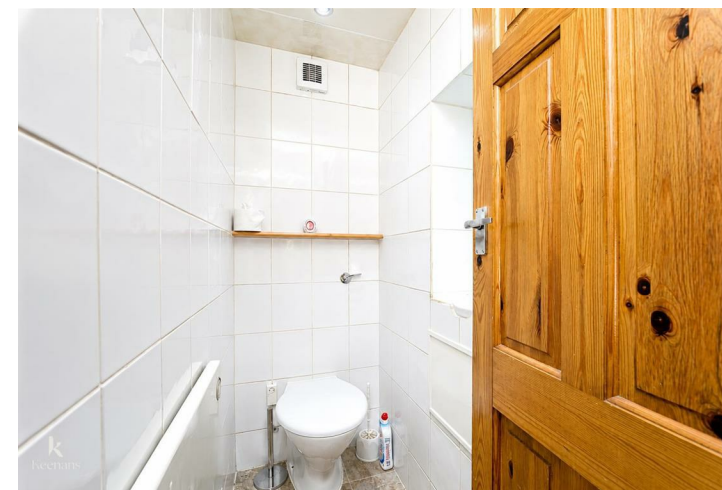
### Bathroom

7'10 x 5'10 (2.39m x 1.78m)

## Second Floor

### Attic Room

15' x 9'9 (4.57m x 2.97m)



Tel: 01254389384

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)