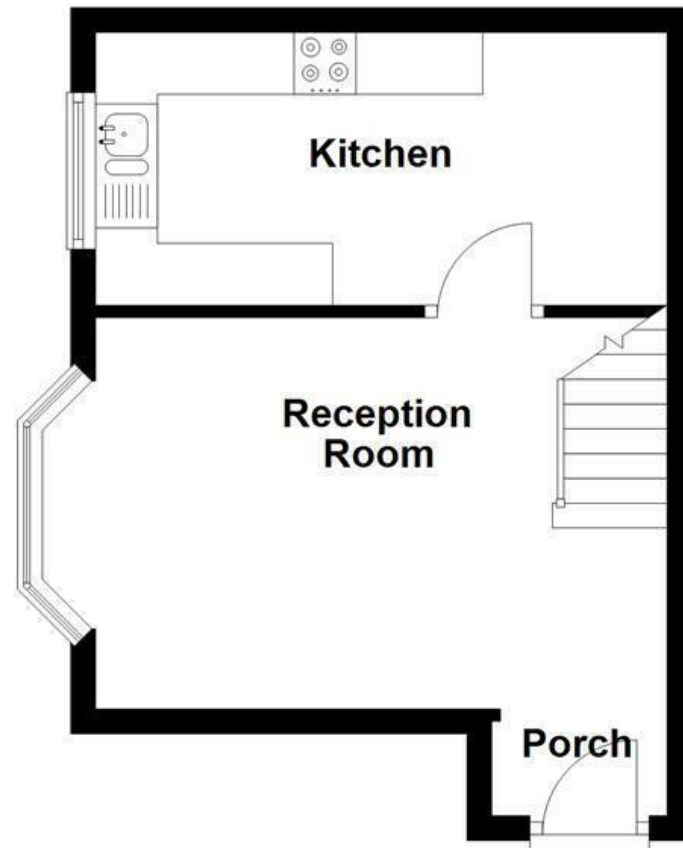
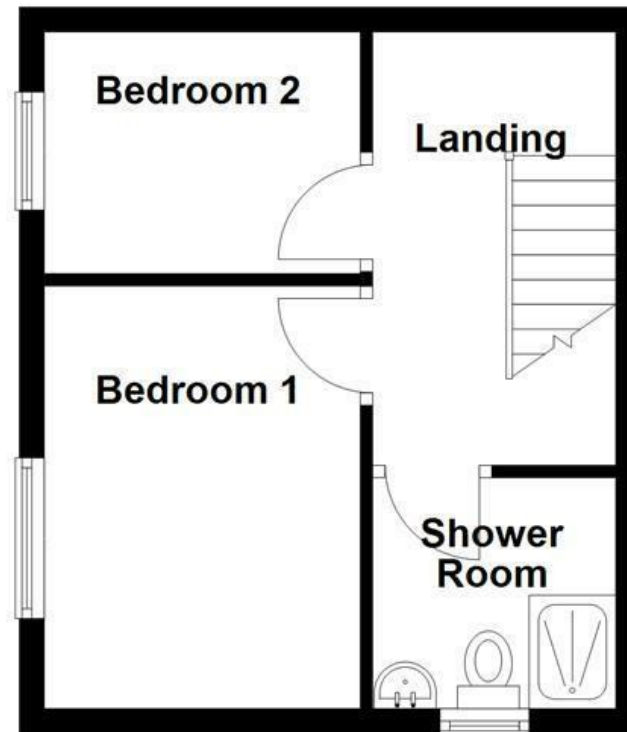



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(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.

The Grove, Oswaldtwistle, BB5 0FG

Offers Over £120,000

CHARMING TWO BEDROOM FAMILY HOME IN A SOUGHT AFTER LOCATION

Keenans are proud to present this delightful two bedroom terraced house in the heart of Oswaldtwistle with an excellent opportunity for both first time buyers and those seeking a comfortable rental. The property boasts a spacious interior, providing ample room for relaxation and entertaining.

One of the standout features of this home is the generous rear garden, perfect for enjoying the outdoors, whether it be for gardening, children's play, or simply unwinding in the fresh air. The location is particularly advantageous, as it is conveniently situated close to a variety of local amenities, ensuring that daily necessities are just a short stroll away.

With its inviting atmosphere and practical layout, this property is ideal for those looking to settle in a friendly community while enjoying the benefits of modern living. Don't miss the chance to make this lovely house your new home.

The Grove, Oswaldtwistle, BB5 0FG

Offers Over £120,000

 **2**  **1**  **1**  **D**

- Tenure Freehold
 - On Street Parking
 - Fitted Kitchen And Three Piece Bathroom Suite
 - Close Proximity To Local Amenities
- Council Tax Band A
 - Ample Garden Space
 - Two Generously Sized Bedrooms
- EPC Rating D
 - Ideal First Time Buy Or Rental Investment
 - Easy Access To Major Network Links

Grond Floor

Side Entrance

Frosted door to porch.

Porch

4'8 x 2'6 (1.42m x 0.76m)

Open to reception room.

Reception Room

15'2 x 10'4 (4.62m x 3.15m)

UPVC double glazed bay window, central heating radiator, smoke alarm, wood effect laminate flooring, door to kitchen and stairs to first floor.

Kitchen

14'7 x 7'3 (4.45m x 2.21m)

UPVC double glazed window, central heating radiator, integrated Ideal boiler, range of panelled wall and base units, granite surface, oven with a four ring gas hob, tiled splash back, extractor hood, composite one and a half sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer, part tiled elevation and wood effect flooring.

First Floor

Landing

11'6 x 6' (3.51m x 1.83m)

Smoke alarm, loft access, doors to two bedrooms, shower room and storage.

Bedroom One

11'4 x 8'7 (3.45m x 2.62m)

UPVC double glazed window and central heating radiator.

Bedroom Two

8'4 x 6'5 (2.54m x 1.96m)

UPVC double glazed window and central heating radiator.

Shower Room

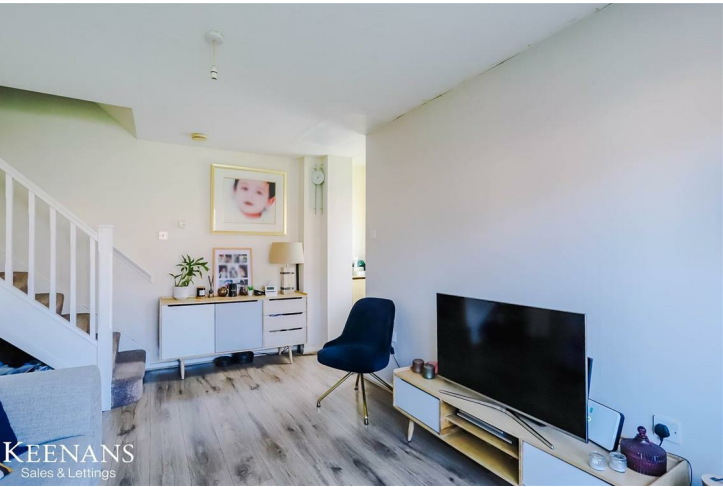
6'1 x 6' (1.85m x 1.83m)

UPVC double glazed frosted window, central heating radiator, enclosed direct feed rain fall shower with rinse head, dual flush WC, pedestal wash basin with mixer tap, tiled effect flooring and extractor fan.

External

Front

Enclosed laid to lawn garden with timber shed.



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