



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.

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.



## Acorn Avenue, Oswaldtwistle, BB5 3AZ

### Offers Over £199,950

THE PERFECT FAMILY HOME WITH NO CHAIN DELAY

Offering an abundance of indoor and outdoor space, stunning gardens and not being overlooked, this enviable three bedroom detached property is being proudly welcomed to the market in the sought after location of Oswaldtwistle on a popular estate. With a detached garage, contemporary kitchen and bathroom and ample off road parking, this property is the perfect home for any growing family to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Accrington and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, modern kitchen and staircase to the first floor. The kitchen leads through to a utility room. The first floor comprises of doors on to three generously sized bedrooms and a three-piece shower room. Externally there is an enclosed garden to the rear with laid to lawn, paving and mature shrubs and access on to a detached garage. To the front there is a laid to lawn garden with off road parking and access on to an additional piece of land.

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



# Acorn Avenue, Oswaldtwistle, BB5 3AZ

## Offers Over £199,950



- Immaculate Detached Property
  - Contemporary Fitted Kitchen
  - Off Road Parking, Garage and Additional Land
  - EPC Rating TBC
- Three Bedrooms
  - Bursting with Potential
  - Tenure Leasehold
- Three Piece Shower Room
  - Perfect Family Home
  - Council Tax Band D

### Ground Floor

#### Entrance Hall

13'11 x 6'8 (4.24m x 2.03m)

Composite double glazed frosted front door, UPVC double glazed frosted window, central heating radiator, smoke detector, meter cupboard, wood effect panel elevations, wood effect laminate flooring, hardwood single glazed frosted doors to reception room, kitchen and stairs to first floor.

#### Reception Room

24'1 x 10'11 (7.34m x 3.33m )

UPVC double glazed lead bow window, UPVC double glazed window, central heating radiator, coving, ceiling rose, television point, exposed stone fireplace with stone hearth and surround.

#### Kitchen

9'7 x 8'11 (2.92m x 2.72m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units, granite effect worktops, tiled splashbacks, stainless steel one and a half bowl sink and drainer with high spout mixer tap, integrated electric Bosch oven with four ring Lamona electric hob and extractor hood, integrated fridge freezer, plumbing for washing machine, integrated Main Eco boiler. spotlights, wood effect laminate flooring and UPVC double glazed frosted door to utility.

#### Utility

10'6 x 4'3 (3.20m x 1.30m )

UPVC double glazed window, polycarbonate roof, feature wall light, plumbing for washing machine, wood effect laminate flooring and UPVC double glazed frosted door to front.

### First Floor

#### Landing

8'5 x 6'8 (2.57m x 2.03m)

UPVC double glazed frosted window, wood effect panel elevations, loft access, smoke detector, storage cupboard, doors to three bedrooms and shower room.

#### Bedroom One

12'5 x 10'11 (3.78m x 3.33m )

UPVC double glazed lead window, central heating radiator and fitted wardrobes.

#### Bedroom Two

11'3 x 10'11 (3.43m x 3.33m)

UPVC double glazed lead window, central heating radiator and fitted wardrobes.

#### Bedroom Three

9'5 x 6'8 (2.87m x 2.03m)

UPVC double glazed lead window, central heating radiator, fitted storage and desk, over stairs storage and wood effect lino flooring.

#### Shower Room

6'8 x 5'8 (2.03m x 1.73m)

UPVC double glazed frosted window, central heated towel rail, double

electric feed shower enclosed, vanity top wash basin with mixer tap, dual flush WC, tiled elevations, spotlights, PVC to ceiling and tiled flooring.

### Exterior

#### Rear

Tiered laid to lawn garden with paving, bedding areas and access to detached garage.

#### Front

Laid to lawn garden with bedding areas, off road parking, access to garage and additional land adjacent.



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