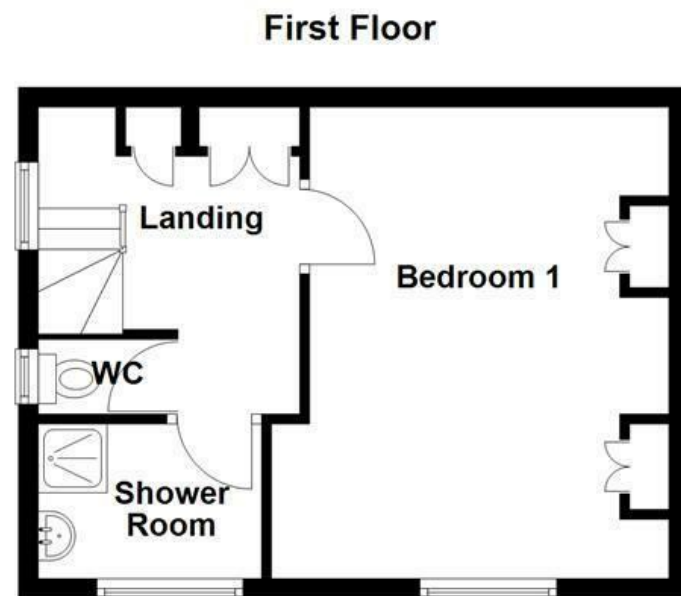
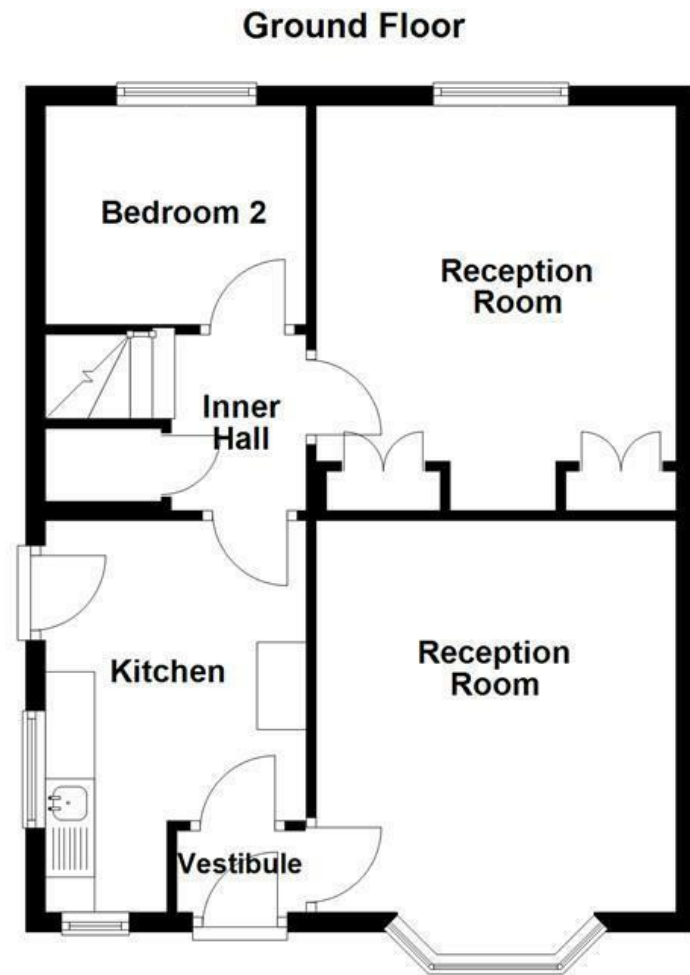




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Hawthorn Avenue, Oswaldtwistle, BB5 3AP

£160,000

TWO BEDROOM SEMI DETACHED DORMA BUNGALOW BURSTING WITH POTENTIAL

Situated on the charming Hawthorn Avenue in Oswaldtwistle, Accrington, this delightful semi-detached dorma bungalow presents an excellent opportunity for those seeking a comfortable and spacious home. Boasting two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for a peaceful retreat.

The bungalow's layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout. The generous living areas provide ample room for relaxation and entertaining, making it a perfect setting for both quiet evenings and lively gatherings with friends and family.

In addition to its inviting interiors, this property features a convenient garage and driveway, ensuring that parking is never a concern. The outdoor space offers potential for gardening or simply enjoying the fresh air, enhancing the overall appeal of this lovely home.

Situated in a friendly neighbourhood, residents will benefit from local amenities and transport links, making it easy to access the wider area. This property is not just a house; it is a place where memories can be made and cherished for years to come.

If you are in search of a spacious and well-located home in Oswaldtwistle, this dorma bungalow on Hawthorn Avenue is certainly worth considering.

Hawthorn Avenue, Oswaldtwistle, BB5 3AP

£160,000

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

- Semi Detached Dormer Bungalow
- Fitted Kitchen
- Off Road Parking And Garage
- EPC Rating: D
- Two Bedrooms
- Two Piece Shower Room And Separate WC
- Tenure: Leasehold
- Two Reception Rooms
- Enclosed Rear Garden
- Council Tax Band: C

Ground Floor

Vestibule

4'4 x 2'9 (1.32m x 0.84m)

UPVC double glazed frosted entrance door, meter cupboard and door to reception room one and kitchen.

Reception Room One

13'1 x 12' (3.99m x 3.66m)

UPVC double glazed bay window, central heating radiator, radiant gas fire, slate effect hearth and brick surround.

Kitchen

13'1 x 8'8 (3.99m x 2.64m)

UPVC double glazed bay window, UPVC double glazed frosted window, smoke alarm, wall and base units, laminate worktops, stainless steel sink with draining board and mixer tap, space for freestanding cooker, space for fridge freezer, plumbing for washing machine, wood effect lino flooring, door to inner hall and hardwood door to garage.

Inner Hall

5'10 4'8 (1.78m 1.42m)

Smoke alarm, storage, stairs to first floor and doors to reception room two and bedroom two.

Reception Room Two

13'9 x 10'8 (4.19m x 3.25m)

UPVC double glazed window, central heating radiator and storage.

Bedroom Two

9'8 x 8'3 (2.95m x 2.51m)

UPVC double glazed window and central heating radiator,

Garage

22'5 x 9'9 (6.83m x 3.01m)

Double garage doors, two windows and door to rear.

First Floor

Landing

9'7 x 6'3 (2.92m x 1.91m)

UPVC double glazed window, loft access, storage and doors to bedroom one, shower room and WC.

Bedroom One

15'9 x 12' (4.80m x 3.66m)

UPVC double glazed window, central heating radiator and storage.

Shower Room

5'5 x 5'2 (1.65m x 1.57m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin with traditional taps, electric feed shower in enclosure, tiled elevation and lino flooring.

WC

5'3 x 2'6 (1.60m x 0.76m)

UPVC double glazed frosted window, dual flush WC, part tiled elevation and lino flooring.

Extrenal

Front

Stone chips, bedding areas and gated drive leading to garage.

Rear

Enclosed garden, paving, stone chips and bedding areas.



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