



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Aspen Lane, Accrington, BB5 4QA

### Offers Over £280,000

CHARMING THREE BEDROOM COTTAGE WITH GARAGE AND DRIVEWAY

Located in the sought after location of Aspen Lane, Oswaldtwistle, this delightful three-bedroom cottage offers a perfect blend of modern comfort and country charm. As you step inside, you are greeted by a stunning country-style kitchen that serves as the heart of the home, ideal for family gatherings and culinary adventures. The property boasts two spacious reception rooms that are bright and open, providing ample space for relaxation and entertainment.

The cottage features three generously sized bedrooms, each designed with tasteful decor that creates a warm and inviting atmosphere. Additionally, there is a versatile loft room that can be used as a study, playroom, or guest accommodation, catering to the needs of a growing family. The four-piece bathroom is well-appointed and ready for immediate use, ensuring convenience for all.

Outside, the property is complemented by a beautiful garden, perfect for enjoying the outdoors or hosting summer barbecues. The garage and driveway to the side of the property offer off-road parking, adding to the practicality of this lovely home.

Situated in a great location, this cottage is not only a perfect family home but also a wonderful opportunity for those seeking a peaceful yet accessible lifestyle. With its charming features and move-in ready condition, this property is sure to impress. Don't miss the chance to make this delightful cottage your new home.

# Aspen Lane, Accrington, BB5 4QA

Offers Over £280,000

 3  1  2  D

- Exceptional Detached Cottage
- Contemporary Fitted Kitchen
- Off Road Parking and Garage
- EPC Rating D
- Three Bedrooms
- Bursting with Character and Charm
- Tenure Freehold
- Four Piece Bathroom Suite
- Stunning Gardens to Front and Rear
- Council Tax Band D

## Ground Floor

### Entrance Vestibule

4'10 x 3'3 (1.47m x 0.99m)

Composite double glazed frosted front door, coving, tiled flooring and door to hall.

### Hall

9'7 x 3'3 (2.92m x 0.99m)

Central heating radiator, coving, wood effect flooring, door to reception room two and stairs to first floor.

### Reception Room Two

17'4 x 13'9 (5.28m x 4.19m)

Two UPVC double glazed windows, two central heating radiators, coving, Gas stove, television point, doors to kitchen, under stairs storage and open to reception room one.

### Reception Room One

13'2 x 11'8 (4.01m x 3.56m)

UPVC double glazed window, two central heating radiators, central heating radiator, coving and electric stove.

### Kitchen

10'5 x 10'0 (3.18m x 3.05m)

UPVC double glazed window, range of panelled wall and base units with wood effect work surfaces, tiled splashback, under unit lighting, ceramic sink and drainer with high spout mixer tap, range cooker with five ring gas hob and integrated extractor hood, integrated fridge freezer, plumbing for washing machine, plinth heater, wood effect flooring and composite double glazed frosted door to rear.

## First Floor

### Landing

16'10 x 6'2 (5.13m x 1.88m)

Two UPVC double glazed windows, central heating radiator, doors leading to three bedrooms, family bathroom and stairs to second floor.

### Bedroom One

11'5 x 10'11 (3.48m x 3.33m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

17'7 x 9'1 (5.36m x 2.77m)

Two UPVC double glazed windows, central heating radiator and fitted wardrobes.

### Bedroom Three

9'5 x 9'1 (2.87m x 2.77m)

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

### Bathroom

11'4 x 6'4 (3.45m x 1.93m)

UPVC double glazed frosted window, central heated towel rail, wood panel bath with mixer tap and rinse head, dual flush WC, pedestal wash basin with traditional taps, direct feed shower enclosed, partially tiled elevations, wood cladding to ceiling, spotlights, extractor fan and tiled effect flooring.

## Second Floor

### Loft Room

16'8 x 14'11 (5.08m x 4.55m)

UPVC double glazed window.

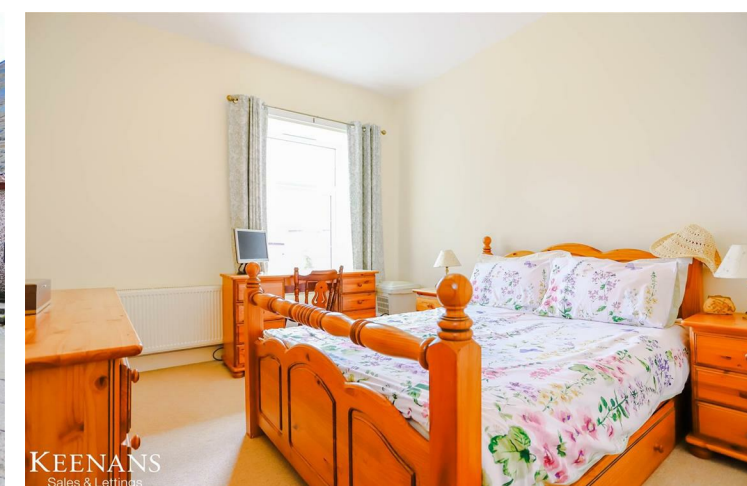
## External

### Rear

Enclosed laid to lawn garden, slate chippings, bedding areas and paving.

### Front

Paving, bedding areas, driveway to side elevation and access to garage.



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