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## Blackburn Road, Oswaldtwistle, BB5 4NA

### £159,950

STUNNING TWO BEDROOM MID TERRACE HOME WITH ADDED LOFT ROOM

Located on Blackburn Road in the charming area of Oswaldtwistle, Accrington, this delightful two-bedroom mid-terrace house presents an excellent opportunity for both first-time buyers and those seeking a comfortable rental. The property boasts spacious bedrooms, ensuring ample room for relaxation and personal space.

As you enter, you are welcomed by a tastefully decorated open-plan kitchen and dining room, perfect for entertaining guests or enjoying family meals. The modern design creates a warm and inviting atmosphere, making it a wonderful space to gather. Additionally, the property features two well-proportioned reception rooms, providing versatility for various living arrangements, whether you prefer a cosy lounge or a formal sitting area.

The modern four-piece bathroom is a standout feature, offering both style and functionality, ideal for unwinding after a long day. Furthermore, the property includes a loft room, which can serve as an office, playroom, or additional storage space, catering to your individual needs.

Outside, the large rear yard presents an excellent opportunity for outdoor enjoyment, whether it be for gardening, barbecues, or simply soaking up the sun.



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- Mid Terrace Property
  - Four Piece Bathrom Suite
  - On Street Parking
  - EPC Rating D
- Two Bedrooms
  - Move-in Ready
  - Tenure Leasehold
- Additional Loft Room
  - Low Maintenance Rear Yard
  - Council Tax Band B

**Entrance**  
Composite double glazed door to vestibule.

**Entrance Vestibule**  
4'6 x 3'2 (1.37m x 0.97m)  
Composite double glazed leaded front door, coving, wood effect tiled flooring and door to hall.

**Hall**  
11'1 x 3'3 (3.38m x 0.99m)  
Central heating radiator, coving, wood effect flooring, doors leading to two reception rooms and stairs to first floor,

**Reception Room One**  
12'10 x 12'8 (3.91m x 3.86m)  
UPVC double glazed window, central heating radiator, upright central heating radiator, gas fire with stone surround and granite hearth.

**Reception Room Two**  
14'4 x 13'3 (4.37m x 4.04m )  
UPVC double glazed window, central heating radiator, wood effect flooring, under stairs storage and open to kitchen.

**Kitchen**  
10'10 x 9'4 (3.30m x 2.84m)  
UPVC double glazed window, range of panelled wall and base units with laminate work surfaces, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated double oven with four ring induction hob and extractor hood, integrated fridge freezer, plumbing for washing machine, wood effect flooring and composite double glazed door to rear.

**First Floor**

**Landing**  
19'0 x 5'11 (5.79m x 1.80m)  
Spotlights, doors leading to two bedrooms, bathroom and stairs to second floor.

**Bedroom One**  
16'8 x 12'5 (5.08m x 3.78m)  
UPVC double glazed window, central heating radiator and fitted wardrobe.

**Bedroom Two**  
14'3 x 10'2 (4.34m x 3.10m)  
UPVC double glazed window, central heating radiator, ceiling fan and light.

**Bathroom**  
10'8 x 8'11 (3.25m x 2.72m)  
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, walk-in electric feed shower, panelled bath with mixer tap, tiled elevations, spotlights, PVC panelling to ceiling, extractor fan and tiled flooring.

**Second Floor**

**Loft Room**  
18'6 x 14'4 (5.64m x 4.37m )  
Velux window, central heating radiator, eaves storage and smoke alarm.

**External**

**Rear**  
Enclosed paved yard with gate to shared access.

**Front**  
Forecourt with paving and bedding areas.



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