



| 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 |         |           |
|                                             | 65      | 76        |
| 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.

## Highfield Close, Oswaldtwistle, BB5 3TD

### £249,950

#### AN IDYLIC FAMILY HOME

Nestled in the desirable Highfield Close, Oswaldtwistle, this exquisite detached house is a true gem, presented and maintained to the highest standard. The property boasts immaculate presentation and offers an abundance of both indoor and outdoor space, making it an ideal family home.

Inside, you will find three generously sized bedrooms, providing ample room for relaxation and privacy. The added conservatory enhances the living space, allowing for a seamless connection to the stunning field views at the rear of the property. The open plan living area is designed with modern living in mind, featuring neutral decoration that creates a warm and inviting atmosphere. This home has been beautifully updated throughout, ensuring that it is ready for you to move straight in.

Outside, the property benefits from off-road parking, as well as well-maintained gardens to both the front and rear. The detached garage adds further convenience, providing additional storage or potential for a workshop.

Situated within the most sought-after location on a popular estate, this property is perfect for families looking for a comfortable and stylish home. With its impressive features and prime location, this house is not to be missed. Come and experience the charm and elegance of this delightful property for yourself.

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

Highfield Close, Oswaldtwistle, BB5 3TD  
£249,950

 3  1  2  D

- Tenure TBC
  - Off Road Parking With Access To A Detached Garage
  - Sought After Location
  - Close Proximity To Local Amenities
- Council Tax Band C
  - Ideal Family Home
  - Abundance Of Indoor And Outdoor Space
- EPC Rating D
  - Viewing Essential
  - Easy Access To Major Network Links

Ground Floor

Entrance

Composite door to hall.

Hall

12'6 x 8'10 (3.81m x 2.69m)

Two UPVC double glazed windows, coving, meter cupboard, oak doors to reception room, kitchen, WC and stairs to first floor.

WC

4'9 x 2'11 (1.45m x 0.89m)

UPVC double glazed frosted window, dual flush WC, wall mounted wash basin with mixer tap and tiled floor.

Kitchen

11'7 x 8'10 (3.53m x 2.69m)

Two UPVC double glazed windows, central heating radiator, range of wood effect wall and base units, granite effect surface, stainless steel sink and drainer with mixer tap, integrated dishwasher and electric oven with five ring gas hob, extractor hood, space for fridge freezer, plumbed for washing machine, access to Potterton boiler and tiled floor.

Reception Room

23'6 x 11'5 (7.16m x 3.48m)

UPVC double glazed window, two central heating radiators, coving, smoke alarm, Gas fire, television point and UPVC double glazed French doors to conservatory.

Conservatory

12'3 x 9'10 (3.73m x 3.00m)

UPVC double glazed window, polycarbonate roof, tiled floor and UPVC double glazed door to rear.

First Floor

Landing

11'11 x 2'11 (3.63m x 0.89m)

Loft access ( which is partially boarded ), smoke alarm, oak doors to three bedrooms and bathroom.

Bedroom One

12'6 x 11'5 (3.81m x 3.48m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Two

11'5 x 10'7 (3.48m x 3.23m)

Two Velux windows with integrated pull down blinds.

Bedroom Three

8'10 x 8'9 (2.69m x 2.67m)

Velux window, central heating radiator and fitted wardrobe.

Bathroom

10'5 x 5'7 (3.18m x 1.70m)

UPVC double glazed frosted window, central heating radiator, panel bath with electric feed shower, pedestal wash basin, dual flush W/C, tiled elevation, integrated open linen cupboard and lino flooring.

External

Rear

Laid to lawn garden, bedding areas and mature shrubs.

Front

Laid to lawn garden with bedding areas, mature shrubs and access to detached garage.

