



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		
	46	70
EU Directive 2002/91/EC		
England & Wales		

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.

## Ruskin Avenue, Oswaldtwistle, BB5 4QY

### Offers Over £130,000

#### SPACIOUS THREE BEDROOM SEMI DETACHED PROPERTY

Located in the heart of Oswaldtwistle, this charming three-bedroom semi-detached house on Ruskin Avenue offers a delightful blend of comfort and convenience. As you enter, you are welcomed by a spacious lounge that seamlessly flows into a large kitchen, creating an inviting space perfect for both relaxation and entertaining. The kitchen is well-appointed, providing ample room for culinary creativity and family gatherings.

The property boasts both front and rear gardens, offering a lovely outdoor space for gardening enthusiasts or simply enjoying the fresh air. The gardens provide a tranquil retreat, ideal for children to play or for hosting summer barbecues with friends and family.

The layout of the house includes a practical shower room and a separate WC, enhancing the functionality of the home for busy households.

Situated in a great location, this property is well-connected to local amenities, schools, and parks, making it an ideal choice for families or anyone seeking a vibrant community atmosphere. With its spacious interiors and outdoor spaces, this home is a wonderful opportunity for those looking to settle in a welcoming neighbourhood. Don't miss the chance to make this delightful property your own.



# Ruskin Avenue, Oswaldtwistle, BB5 4QY

## Offers Over £130,000

 3  1  1  E

- Tenure Leasehold
  - On Street Parking
  - Fitted Kitchen/Dining Area
  - Close Proximity To Local Amenities
- Council Tax Band A
  - Viewing Essential
  - Abundance Of Outdoor Space
- EPC Rating E
  - Ideal Family Home
  - Easy Access To Major Network Links

### Ground Floor

#### Entrance

UPVC part frosted door to hall.

#### Hall

7'4 x 6'4 (2.24m x 1.93m)

UPVC double glazed frosted window, stairs to first floor, doors to reception room, kitchen/dining area and wood effect flooring.

#### Reception Room

17'9 x 10'6 (5.41m x 3.20m)

Two UPVC double glazed windows, electric fire with decorative surround and door to kitchen/dining area.

#### Kitchen/Dining Area

13'3 x 10'9 (4.04m x 3.28m)

UPVC double glazed window, UPVC double glazed frosted door to rear garden, storage heater, wall and base units, granite effect work top, stainless steel sink and drainer with mixer tap, space for freestanding oven, tiled splash back, extractor fan, plumbed for washing machine, space for fridge freezer, under stairs storage, storage, part tiled elevation and tiled effect flooring.

### First Floor

#### Landing

9' x 2'7 (2.74m x 0.79m)

UPVC double glazed window, loft access, storage heater, doors to three bedrooms, WC and shower room.

#### Bedroom One

11'11 x 10'6 (3.63m x 3.20m)

UPVC double glazed window, storage and wood effect flooring.

#### Bedroom Two

12' x 10'4 (3.66m x 3.15m)

UPVC double glazed window, storage and hardwood flooring.

#### Bedroom Three

8'3 x 8'1 (2.51m x 2.46m)

UPVC double glazed window and storage.

#### Shower Room

7'4 x 5'8 (2.24m x 1.73m)

UPVC double glazed frosted window, enclosed electric feed shower, vanity top wash basin, tiled elevation and tiled effect flooring.

#### WC

5'6 x 2'8 (1.68m x 0.81m)

UPVC double glazed frosted window, dual flush WC, and tiled effect flooring.

### External

#### Rear

Enclosed laid to lawn garden, paving, bedding areas, mature shrubs, trees and timber shed,



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