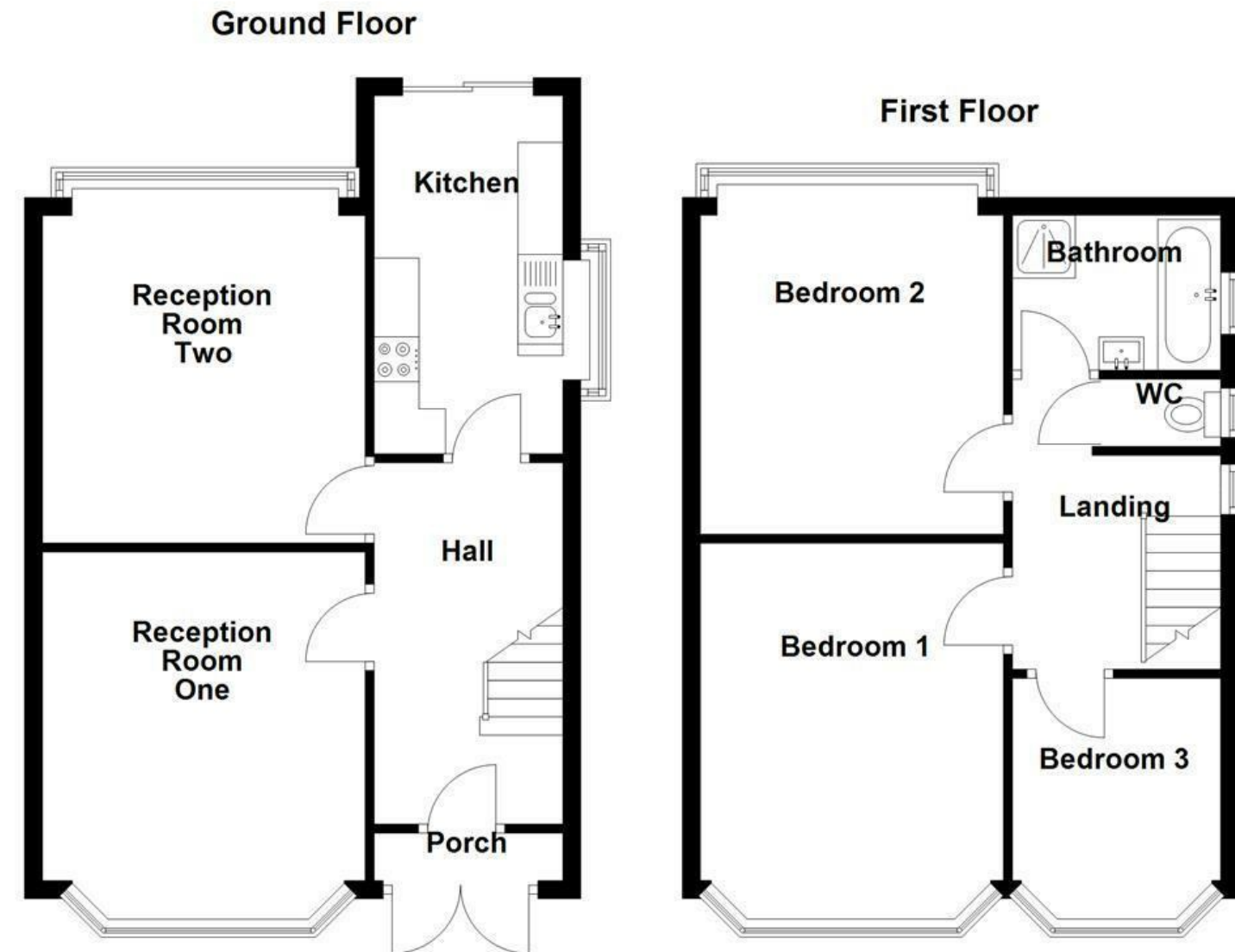




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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

Thwaites Road, Oswaldtwistle, BB5 4QT

Offers Over £190,000

SPACIOUS THREE BEDROOM FAMILY HOME IN THE HEART OF OSWALDTWISTLE

This delightful three-bedroom house presents an excellent opportunity for families and investors alike. With its spacious layout, the property boasts a wealth of potential, allowing you to create your dream home.

As you enter, you will find two generously sized reception rooms, perfect for entertaining guests or enjoying cosy family evenings. The kitchen offers ample space for culinary adventures and can be tailored to suit your personal style. The property is designed to accommodate modern living while retaining a warm and inviting atmosphere.

One of the standout features of this home is the large driveway, providing off-road parking for multiple vehicles, a rare find in many urban settings. Additionally, the expansive rear garden is a true gem, offering a private outdoor space for relaxation, gardening, or children's play. This garden is a blank canvas, ready for your personal touch to transform it into a serene retreat.

With its prime location in Oswaldtwistle, you will benefit from a friendly community and convenient access to local amenities, schools, and transport links. This property is not just a house; it is a place where memories can be made and cherished for years to come. Do not miss the chance to explore the possibilities that await in this spacious home.

Thwaites Road, Oswaldtwistle, BB5 4QT

Offers Over £190,000

 3  1  2  D

- Three Bedrooms
 - Popular Residential Location
 - EPC - TBC
- Semi Detached
 - Two Reception Rooms
- Oozing with Potential
 - No Chain Delay

Ground Floor

Entrance

UPVC double glazed frosted doors to porch.

Porch

6'10 x 2'3 (2.08m x 0.69m)
Tiled floor and UPVC door to hall.

Hall

13'4 x 6'9 (4.06m x 2.06m)
Electric heater, smoke alarm, stairs to first floor, doors to two reception rooms and kitchen.

Reception Room One

12' x 11'10 (3.66m x 3.61m)
UPVC double glazed bay window, central heating radiator, coving and gas fire with decorative surround.

Reception Room Two

11'11 x 11'2 (3.63m x 3.40m)
UPVC double glazed box window, central heating radiator, picture rail and electric fire with surround.

Kitchen

14'8 x 7'4 (4.47m x 2.24m)
UPVC double glazed window, central heating radiator, range of wall and base units, laminate work tops, oven and grill in a high rise unit, four ring gas hob, tiled splash back, extractor hood, composite one and a half sink and drainer with mixer tap, plumbed for washing machine, integrated fridge freezer, spotlights, tiled effect floor and UPVC double glazed sliding door to rear garden.

First Floor

Landing

10'3 x 7'5 (3.12m x 2.26m)
UPVC double glazed frosted window, loft access, smoke alarm, doors to three bedrooms, bathroom and separate WC.

Bedroom One

14'4 x 11'2 (4.37m x 3.40m)
UPVC double glazed bay window and central heating radiator.

Bedroom Two

12'11 x 11'2 (3.94m x 3.40m)
UPVC double glazed box window and central heating radiator.

Bedroom Three

7'5 x 7'5 (2.26m x 2.26m)
UPVC double glazed bay window, central heating radiator and wood effect laminate flooring.

Bathroom

7'4 x 5'7 (2.24m x 1.70m)
UPVC double glazed frosted window, central heating towel rail, vanity top wash basin with mixer tap, enclosed direct feed shower, panel bath with mixer tap, PVC to ceiling, tiled elevation and tiled floor.

WC

4'4 x 5' (1.32m x 1.52m)
UPVC double glazed frosted window, dual flush WC, PVC to ceiling, tiled elevation and tiled floor.

External

Front

Laid to lawn garden with mature shrubs and block paved drive way for numerous vehicles

Rear

Laid to lawn garden, paved area and patio, bedding areas with mature shrubs and trees, greenhouse.



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