



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	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.

Bright Street, Oswaldtwistle, BB5 3LD

Offers Over £109,950

INVITING TWO BEDROOM TERRACE PROPERTY WITH ADDED LOFT ROOM

This delightful two-bedroom house offers a perfect blend of comfort and convenience. The property boasts a large kitchen, ideal for those who enjoy cooking and entertaining. With ample space, it provides a welcoming atmosphere for family gatherings or quiet evenings at home.

The house features a loft room, which presents a versatile space that can be transformed into a home office, playroom, or additional storage, catering to your individual needs. The spacious layout ensures that every room feels airy and inviting, making it a wonderful place to live.

Situated close to local amenities, residents will find everything they need within easy reach, from shops to parks, enhancing the overall appeal of this lovely home. Whether you are a first-time buyer or looking to downsize, this property is a fantastic opportunity to enjoy a comfortable lifestyle in a friendly community. Don't miss the chance to make this house your new home.

Bright Street, Oswaldtwistle, BB5 3LD

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 **2**  **1**  **1**  **D**

- Terraced Property
 - Fitted Kitchen
 - On Street Parking
 - EPC Rating D
- Two Bedrooms
 - Three Piece Bathroom
 - Tenure Leasehold
- Spacious Reception Room
 - Enclosed Rear Yard
 - Council Tax Band A

Ground Floor

Vestibule
4'5 x 3'6 (1.35m x 1.07m)
UPVC double glazed frosted entrance door, meter cupboard and door to reception room.

Reception Room
16'3 x 14'4 (4.95m x 4.37m)
UPVC double glazed window, two central heating radiators, gas fire, tiled surround, alcove shelving, stairs to first floor and double doors to kitchen.

Kitchen
17' x 14'4 (5.18m x 4.37m)
UPVC double glazed window, central heating radiator, wall and base units, granite effect worktops, integrated oven, four burner gas hob, extractor hood, tiled splash back, stainless steel sink with draining board and traditional taps, plumbing for washing machine, space for fridge freezer, Ideal boiler, wood effect laminate flooring and UPVC double glazed door to rear.

First Floor

Landing
6'3 x 3'5 (1.91m x 1.04m)
Doors to two bedrooms and bathroom and loft access with pull down ladder to loft room.

Bedroom One
13'3 x 11'2 (4.04m x 3.40m)
UPVC double glazed window, central heating radiator and storage.

Bedroom Two
14'7 x 8'4 (4.45m x 2.54m)
UPVC double glazed window and central heating radiator.

Bathroom
10'11 x 5'7 (3.33m x 1.70m)
UPVC double glazed frosted window, central heating radiator, low flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and overhead shower, wood panel ceiling, part wood panel elevation, part tiled elevation and wood effect lino flooring.

Second Floor

Loft Room
12'6 x 10'5 (3.81m x 3.18m)
Velux window and storage.

External

Front
Paved courtyard and stone chips.

Rear
Enclosed paved yard and gated access to rear.



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