



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Cobble Close, Oswaldtwistle, BB5 4RT

### Offers Over £215,000

SPACIOUS THREE BEDROOM TOWNHOUSE - NO CHAIN DELAY

Welcome to this delightful three-bedroom townhouse located in the charming area of Cobble Close, Oswaldtwistle, Accrington. This spacious property offers a perfect blend of modern living and comfort, making it an ideal home for families or those seeking extra space.

The heart of the home is the large, contemporary dining kitchen that is perfect for culinary enthusiasts and family gatherings alike. The open-plan lounge provides a warm and inviting atmosphere, ideal for relaxation and entertaining guests. Natural light floods the space, enhancing the overall sense of openness and warmth.

The main bedroom is a true highlight of this home, featuring an en suite bathroom that adds a touch of luxury and convenience. The additional two bedrooms are generously sized, providing ample space for family members or guests.

Step outside to discover a beautifully landscaped garden, perfect for enjoying the outdoors, whether it be for a summer barbecue or a quiet evening under the stars. This outdoor space is a wonderful extension of the home, offering a serene environment for relaxation and play.

Situated in a friendly neighbourhood, this townhouse is conveniently located near local amenities, schools, and parks, making it an excellent choice for families. With its modern features and spacious layout, this property is sure to impress. Don't miss the opportunity to make this lovely townhouse your new home.



Cobble Close, Oswaldtwistle, BB5 4RT

Offers Over £215,000

 3  2  2  B

- Immaculate Townhouse Property
  - Abundance of Living Space
  - Off Road Parking and Integral Garage
  - EPC Rating B
- Three Bedrooms
  - Complete Blank Canvas
  - Tenure Freehold
- Two Bathrooms
  - Immaculate Rear Garden
  - Council Tax Band C

Ground Floor

Hall

20'3 x 3'6 (6.17m x 1.07m)  
Composite entrance door, central heating radiator, spotlights, smoke alarm, wood effect laminate flooring, storage, stairs to first floor and doors to reception room, WC and garage.

Reception Room One

17'2 x 9'9 (5.23m x 2.97m)  
UPVC double glazed window, central heating radiator, storage, wood effect laminate flooring and UPVC double glazed French doors to rear.

WC

6' x 3'2 (1.83m x 0.97m)  
UPVC double glazed frosted window, central heating radiator, spotlights, dual flush WC, wall mounted wash basin with mixer tap, extractor fan, part tiled elevations and tiled flooring.

Garage

21'1 x 9'9 (6.43m x 2.97m)  
UPVC double glazed window and up and over garage door.

First Floor

Landing

9'8 x 6'11 (2.95m x 2.11m)  
Central heating radiator, stairs to second floor and doors to reception room two and kitchen/dining area.

Reception Room Two

18'4 x 17'1 (5.59m x 5.21m)  
Two UPVC double glazed windows, central heating radiator, smoke alarm and open access to kitchen.

Kitchen/Dining area

17'1 x 10'11 (5.21m x 3.33m)  
UPVC double glazed window, central heating radiator, spotlights, range of wall and base units with granite effect worktops, one and a half bowl stainless steel sink with draining board and mixer tap, integrated double oven in high rise unit, four ring electric hob, extractor hood, plumbing for dishwasher, integrated dishwasher and wood effect lino flooring.

Second Floor

Landing

11' x 6'8 (3.35m x 2.03m)  
Loft access, smoke alarm, storage and doors to three bedrooms and bathroom.

Bedroom One

17'3 x 9'5 (5.26m x 2.87m)  
UPVC double glazed window, central heating radiator and door to en suite.

En Suite

6'4 x 5'3 (1.93m x 1.60m)  
UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, pedestal wash basin with mixer tap, direct feed shower in enclosure, extractor fan, part tiled elevation and tiled flooring.

Bedroom Two

12'6 x 10'0 (3.81m x 3.05m)  
UPVC double glazed window, central heating radiator and wood effect flooring.

Bedroom Three

11'10 x 7'3 (3.61m x 2.21m )  
UPVC double glazed window and central heating radiator.

Bathroom

7'4 x 6'7 (2.24m x 2.01m)  
UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, partially tiled elevations, spotlights, extractor fan and tiled flooring.

External

Rear

Enclosed garden with laid to lawn, paving and stone chippings.

Front

Laid to lawn and driveway.



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