



## Hawthorn Avenue, Oswaldtwistle, BB5 3AP

### £155,000

**\*\*STUNNING TWO BEDROOM COTTAGE\*\***

Keenans Estate Agents are thrilled to present to the market this exceptional two bedroom home which would be ideal for a young family or professional couple. Oozing character and charm this fantastic home has been maintained to a very high standard and has been sympathetically modernised, whilst maintaining its stunning period features throughout including exposed beams and brickwork.

Internally the property comprises; entrance Porch through to a spacious reception room with original cast iron fire, modern fitted dining kitchen, open staircase and access to a rear porch. To the first floor there is two double bedrooms, one with fitted furniture, two piece bathroom suite and separate WC. Externally to the rear there is an enclosed paved rear courtyard and to the front the property is gated access with further gardens which is part decked and part paved.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



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

- Terraced Cottage
  - Fitted Kitchen
  - On Street Parking
  - EPC Rating: D
- Two Bedrooms
  - Three Piece Shower Room
  - Freehold
- One Reception Room
  - Enclosed Gardens Front And Rear
  - Council Tax Band: C

### Ground Floor

#### Entrance Porch

5' x 2'8 (1.52m x 0.81m)

UPVC double glazed entrance door, UPVC double glazed leaded window, tiled flooring and door to reception room.

#### Reception Room

12'7" x 12'6" (3.84m x 3.81m)

UPVC double glazed box window, UPVC double glazed window, central heating radiator, exposed beams, window seating, alcove storage, feature cast iron fireplace, wood effect laminate flooring, fitted storage to alcove, under stairs storage and door to the kitchen.

#### Kitchen

15'2 x 11'10 (4.62m x 3.61m)

UPVC double glazed window, upright central heating radiator, gloss wall and base units, granite effect worktops, tiled splashbacks, integrated oven, five burner gas hob, extractor hood, one and half bowl stainless steel sink with draining board and mixer tap, integrated fridge freezer, exposed beams, stone elevation, wood effect laminate flooring, stairs to first floor and door to utility room.

#### Utility Room

5'3 x 5' (1.60m x 1.52m)

UPVC double glazed frosted window, plumbing for washing machine, PVC clad ceiling, wood effect laminate floor and UPVC door to the rear.

### First Floor

#### Landing

Loft access, smoke alarm, central heating radiator and doors to two bedrooms, shower room and WC.

#### Bedroom One

11'5 x 11'1 (3.48m x 3.38m)

UPVC double glazed leaded window, central heating radiator, fitted wardrobes and wood effect laminate flooring.

#### Bedroom Two

12'6" x 7'6"" (3.81m x 2.29m")

UPVC double glazed window, central heating radiator, exposed beams, storage and wood effect laminate flooring.

#### Shower Room

7'11 x 3'8 (2.41m x 1.12m)

Central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed shower in enclosure, extractor fan, tiled elevationand wood effect laminate flooring.

#### WC

5'9 x 2'6 (1.75m x 0.76m)

UPVC double glazed frosted window, tiled elevation and wood effect laminate flooring.

### External

#### Front

Gated courtyard, paving and mature shrubs.



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