



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	67	83
(81-91) B		
(69-80) C		
(55-68) D		
(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.

## Roe Greave Road, Oswaldtwistle, BB5 3QF

### Offers Over £120,000

ENVIABLE TWO BEDROOM MID TERRACE PROPERTY WITH LOFT ROOM

Located on Roe Greave Road in the charming town of Oswaldtwistle, this delightful two-bedroom mid-terrace house presents an excellent opportunity for first-time buyers and investors alike. The property boasts a thoughtfully designed loft room, providing additional space that can be utilised as a study, playroom, or guest accommodation.

Upon entering, you will be greeted by a spacious lounge that offers a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The fully renovated modern kitchen is a highlight of the home, featuring contemporary fixtures and ample storage, making it a joy to prepare meals and gather with family.

The family bathroom has been tastefully updated, ensuring a comfortable and stylish space for your daily routines. Outside, the large rear yard provides a fantastic area for outdoor activities, gardening, or simply enjoying the fresh air.

Situated in a great town location, this property is conveniently close to local amenities, including shops, schools, and parks, making it an ideal choice for those seeking a vibrant community. With its blend of modern comforts and practical living space, this home is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely property your own.

# Roe Greave Road, Oswaldtwistle, BB5 3QF

## Offers Over £120,000

 2  1  1  D

- Immaculate Mid Terrace Property
  - Contemporary Fitted Kitchen
  - On Street Parking
  - EPC Rating: D
- Two Bedrooms and Loft Room
  - Spacious Reception Room
  - Tenure: Freehold
- Three Piece Bathroom
  - Enclosed Rear Yard
  - Council Tax Band: A

### Ground Floor

**Vestibule**  
4' x 3'5 (1.22m x 1.04m)  
Composite frosted entrance door, coving and door to reception room.

**Reception Room**  
14' x 12'11 (4.27m x 3.94m)  
UPVC double glazed window, central heating radiator, two feature wall lights, tiled hearth, part wood panel elevation and door to inner hall.

**Inner Hall**  
Stairs to first floor and door to kitchen.

**Kitchen**  
14'3 x 11'3 (4.34m x 3.43m)  
UPVC double glazed window, panel wall and base units, wood effect worktops, integrated Lamona oven in high rise unit, four ring electric hob, extractor hood, composite sink with draining board and high spout spring mixer tap, plumbing for washing machine, space for dryer, space for American stylee fridge freezer, plinth heater, wood effect flooring and UPVC double glazed frosted door to rear.

### First Floor

**Landing**  
9'3 x 6'2 (2.82m x 1.88m)  
Spotlights, stairs to second floor and doors to two bedrooms and bathroom.

**Bedroom One**  
14'2 x 10'2 (4.32m x 3.10m)  
UPVC double glazed window, central heating radiator, coving and under stairs storage.

**Bedroom Two**  
15' x 6'5 (4.57m x 1.96m)  
UPVC double glazed window, central heating radiator and over stairs storage.

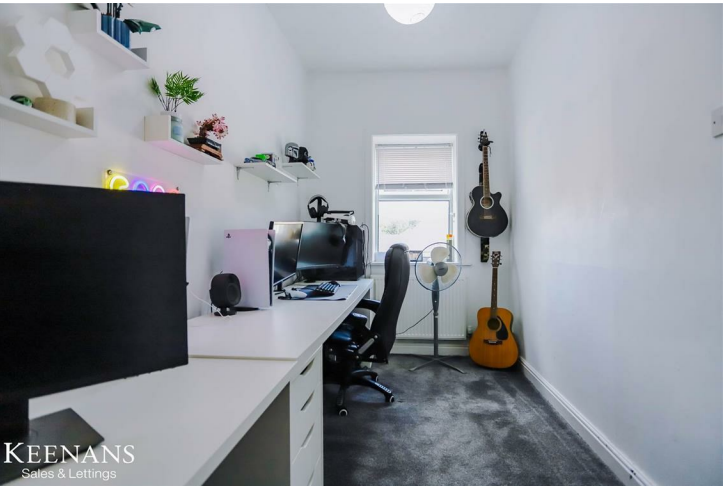
**Bathroom**  
8'1 x 7'3 (2.46m x 2.21m)  
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, P shape panel bath with mixer tap and direct feed rainfall shower and rinse head over, tiled elevation and lino flooring.

### Second Floor

**Loft Room**  
12'5 x 11'8 (3.78m x 3.56m)  
Velux window.

### External

**Rear**  
Enclosed yard and gated access to rear.



Tel: 01254389384

www.keenans-estateagents.co.uk