

Total area: approx. 84.7 sq. metres (911.7 sq. feet)

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Broadfield, Oswaldtwistle, BB5 3RY


Offers Over £230,000

A STUNNING COTTAGE PROPERTY

Having been presented and maintained to the highest standard throughout with enviable original features, spacious rooms and stunning views, this outstanding two bedroom, mid terraced cottage property is being proudly welcomed to the market in the sought after location of Oswaldtwistle. With added loft conversion, neutral decoration and added dining room to the rear, this property is the perfect home for any small family or couple truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Accrington and Rossendale.

The property comprises briefly; a welcoming entrance porch provides access through to a spacious reception room. The reception room boasts stunning original features, multi fuel burner and leads through to a kitchen and staircase to the first floor. The kitchen benefits from contemporary wall and base units and leads through to a dining room. The first floor comprises of doors on to two generously sized bedrooms, shower room and staircase to the attic conversion which is currently being used as a third bedroom. Externally, there is an enclosed garden to the rear with stone flag patio, timber shed which has been converted into a bar and stunning field views which are not overlooked. To the front of the property, there is a courtyard and on street parking.

For further information or to arrange a viewing please contact our Accrington office at your earliest convenience.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		62	
(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.

Broadfield, Oswaldtwistle, BB5 3RY

Offers Over £230,000



- Beautifully Presented Terraced Property With Countryside Views
- Contemporary Fitted Kitchen
- On Street Parking
- EPC Rating D

- Two Bedrooms
- Added Attic Conversion
- Tenure Freehold

- Neutral Decoration
- Original Features
- Council Tax Band B

Ground Floor

Entrance Porch

4'2 x 4'1 (1.27m x 1.24m)

Composite double glazed frosted lead front door, two UPVC double glazed windows, central heating radiator, coving, integrated storage, tiled elevation, tile flooring and oak single glazed door to reception room.

Reception Room

17'7 x 13'8 (5.36m x 4.17m)

UPVC double glazed window, central heating radiator, exposed beams, cast iron multi fuel burner with stone hearth and surround, integrated shelving, television point, wood effect laminate flooring, door to kitchen and stairs to first floor.

Kitchen

10'5 x 9'5 (3.18m x 2.87m)

Under unit heater, range of cream panel wall and base units, wood effect surfaces, tiled splashbacks, Belfast sink with mixer tap, three door Rangemaster range with five ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine and dryer, space for slimline dishwasher, integrated Worcester boiler, coving, tiled flooring and open to dining area.

Dining Area

13'5 x 7'7 (4.09m x 2.31m)

UPVC double glazed window, central heating radiator, PVC to ceiling, tiled flooring and UPVC double glazed patio doors to rear.

First Floor

Landing

10'8 x 5'6 (3.25m x 1.68m)

Coving, feature wall light, oak doors to two bedrooms, shower room and stairs to attic.

Bedroom One

13'8 x 9'4 (4.17m x 2.84m)

UPVC double glazed window, central heating radiator, coving and television point.

Bedroom Two

9'9 x 8'3 (2.97m x 2.51m)

UPVC double glazed window, central heating radiator, fitted wardrobes with downlights, feature wall light and exposed beams.

Shower Room

9'3 x 5'6 (2.82m x 1.68m)

Heated towel rail, vanity top wash basin with mixer tap, dual flush WC, double direct feed rainfall shower enclosed with rinse head, tiled elevations, spotlights, extractor fan and wood effect lino flooring.

Second Floor

Attic Room

16'7 x 11'6 (5.05m x 3.51m)

Velux window, exposed beams, spotlights, television point and feature wall light.

Exterior

Rear

Stone flag garden with storage shed and field views.

Front

Courtyard with views.



Tel: 01254389384

www.keenans-estateagents.co.uk