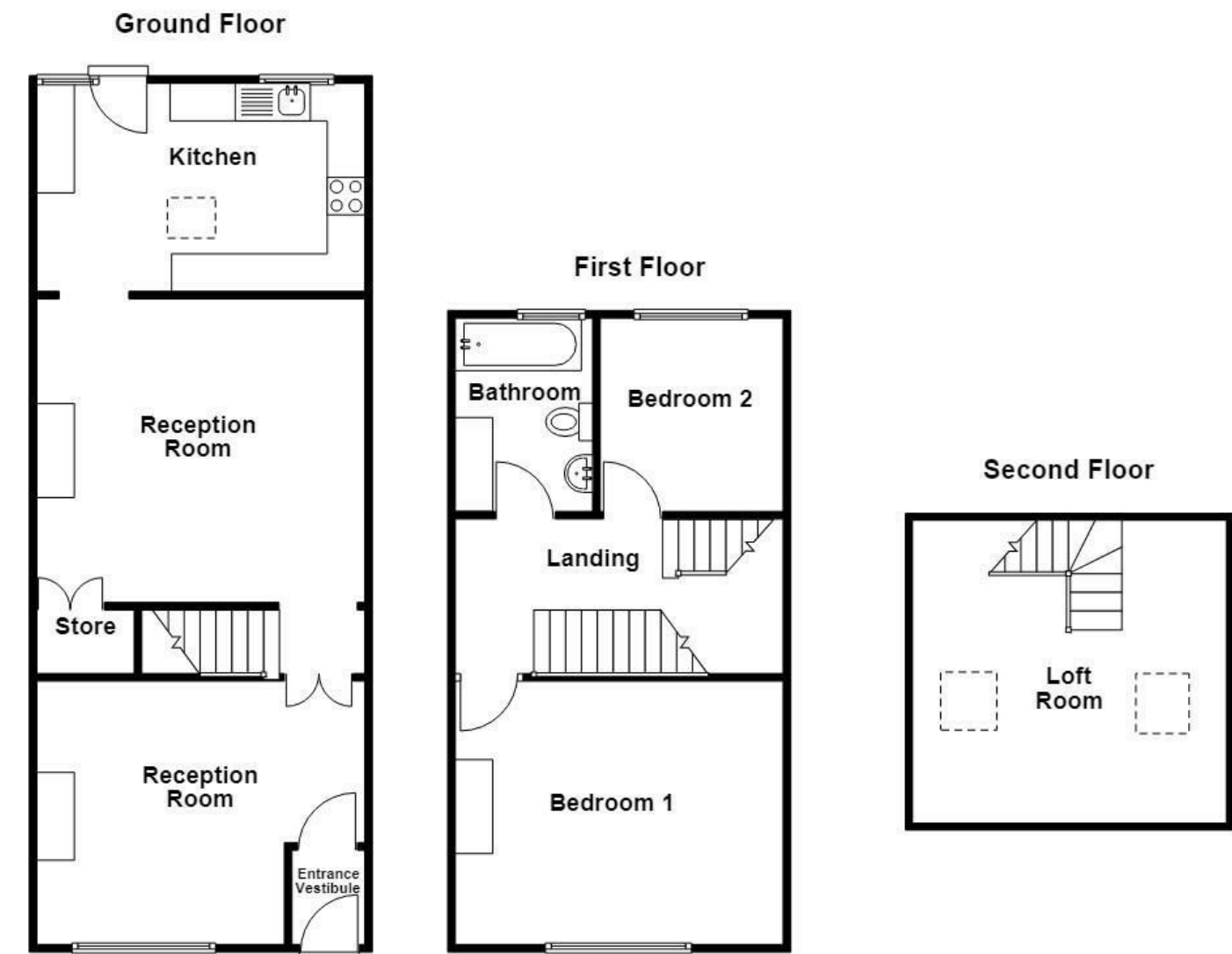




White Ash Lane, Accrington, BB5 3JG

Offers Over £160,000

A STUNNING TWO BEDROOM TERRACED PROPERTY WITH LOFT ROOM IN THE HEART OF OSWALDTWISTLE

Nestled on White Ash Lane, Oswaldtwistle, this delightful mid-terrace property offers a perfect blend of character and modern living. Built in 1900 and offering a generous 936 square feet of living space, the home is ideal for families, first-time buyers or anyone seeking spacious and comfortable accommodation.

Upon entering, you are welcomed by two spacious reception rooms, providing plenty of room for relaxing and entertaining. The property also features two well-proportioned bedrooms and a conveniently located bathroom.

A notable highlight is the loft room, offering versatile additional space that could be used as a home office, playroom or guest accommodation.

Externally, the property benefits from a private rear patio garden, ideal for outdoor dining and entertaining. Beyond this, the property backs onto woodland and enjoys access to an additional communal garden area, providing a lovely green outlook and further outdoor space. There is also a useful outbuilding with an electricity supply, ideal for storage, a workshop or other practical uses.

Situated in a lovely area known for its community spirit and convenient access to local amenities, this two-bedroom home offers generous living space, a versatile loft room and fantastic outdoor features.

With its spacious layout, private garden, communal garden area and woodland backdrop, this charming home is sure to appeal to a variety of buyers. Early viewing is highly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	78
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

White Ash Lane, Accrington, BB5 3JG

Offers Over £160,000

2 1 2 D

- Stunning Two-Bedroom Terraced Property
 - Generously Sized Rooms Throughout
 - On-Street Parking
 - Tenure - Leasehold
- Versatile Loft Room
 - Sizable Rear Yard
 - EPC Rating - D
- Two Spacious Reception Rooms
 - Heart of Oswaldtwistle
 - Council Tax Band - A

Ground Floor

Entrance Vestibule

4'1 x 3'2 (1.24m x 0.97m)

Reception Room One

14'4 x 11'6 (4.37m x 3.51m)

Reception Room Two

14'3 x 13'3 (4.34m x 4.04m)

Kitchen

14'1 x 9'1 (4.29m x 2.77m)

First Floor

Landing

14'4 x 6'9 (4.37m x 2.06m)

Bedroom One

14'6 x 11'11 (4.42m x 3.63m)

Bedroom Two

9'1 x 8 (2.77m x 2.44m)

Bathroom

8'8 x 6 (2.64m x 1.83m)

Second Floor

Loft Room

13'8 x 13'2 (4.17m x 4.01m)

External

Front

Enclosed courtyard with bedding areas.

Rear

Enclosed paved yard.



Tel: 01254389384

www.keenans-estateagents.co.uk