



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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		
	55	74
<b>England &amp; Wales</b>	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.

## Higher Peel Street, Oswaldtwistle, BB5 3JJ

### £79,950

AN ENVIABLE FIRST TIME HOME OR RENTAL INVESTMENT

Offering spacious rooms throughout, fantastic kitchen extension and no chain delay, this enviable two bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Oswaldtwistle. With neutral decoration, two generously sized bedrooms and a complete blank canvas, this property is the perfect home for any small family or couple to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Accrington and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and staircase to the first floor. The second reception room leads on to a fantastic kitchen diner. The first floor comprises of doors on to two generously sized bedrooms and a three-piece bathroom suite. Externally there is an enclosed yard to the rear and paved courtyard to the front with stone chip areas.

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



# Higher Peel Street, Oswaldtwistle, BB5 3JJ

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

- Tenure Leasehold
  - On Street Parking
  - No Chain Delay With Viewing Essential
  - Close Proximity To Local Amenities
- Council Tax Band A
  - Spacious Two Bedroom Mid Terraced Property
  - Enclosed Paved Yard To The Rear And Paved Courtyard With Stone Chip Areas To The Front
- EPC Rating D
  - Ideal First Time Buy Or Investment Opportunity
  - Easy Access To Major Network Links

Enclosed yard.

### Ground Floor

#### Entrance

Via a UPVC double glazed frosted door to vestibule.

#### Vestibule

4'3 x 3'4 (1.30m x 1.02m)

Tiled floor and hard wood single glazed frosted door to hall.

#### Hall

11'9 x 3'4 (3.58m x 1.02m)

Smoke alarm, tiled floor, doors to two reception rooms and stairs to first floor.

#### Reception Room One

12'10 x 10'7 (3.91m x 3.23m)

UPVC double glazed window, central heating radiator, coving, open coal fire with tiled hearth surround and oak mantle, meter cupboard, television point and wood effect lino flooring.

#### Reception Room Two

14'4 x 11'3 (4.37m x 3.43m)

UPVC double glazed window, central heating radiator, coving, range of cream gloss wall and base units, wood effect surface, tiled splash back, stainless steel one and a half sink and drainer with high spout mixer tap, integrated electric oven with four ring induction hob and extractor hood, space for washing machine and dryer, store cupboard, wood effect lino floor and UPVC double glazed door to rear.

### First Floor

#### Landing

6'3 x 6'1 (1.91m x 1.85m)

Doors to two bedrooms and bathroom.

#### Bedroom One

14'4 x 12'10 (4.37m x 3.91m)

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

#### Bedroom Two

14'7 x 7'7 (4.45m x 2.31m)

UPVC double glazed window, central heating radiator, Ideal Logic boiler and store cupboard.

#### Bathroom

8' x 6'3 (2.44m x 1.91m)

UPVC double glazed frosted window, central heating radiator, three piece suite, dual flush WC, panel bath with electric feed shower, rinse head and mixer tap, pedestal wash basin with mixer tap, tiled elevation, loft access and tiled flooring.

### External

#### Front

Courtyard with stone chip and paving.

#### Rear



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