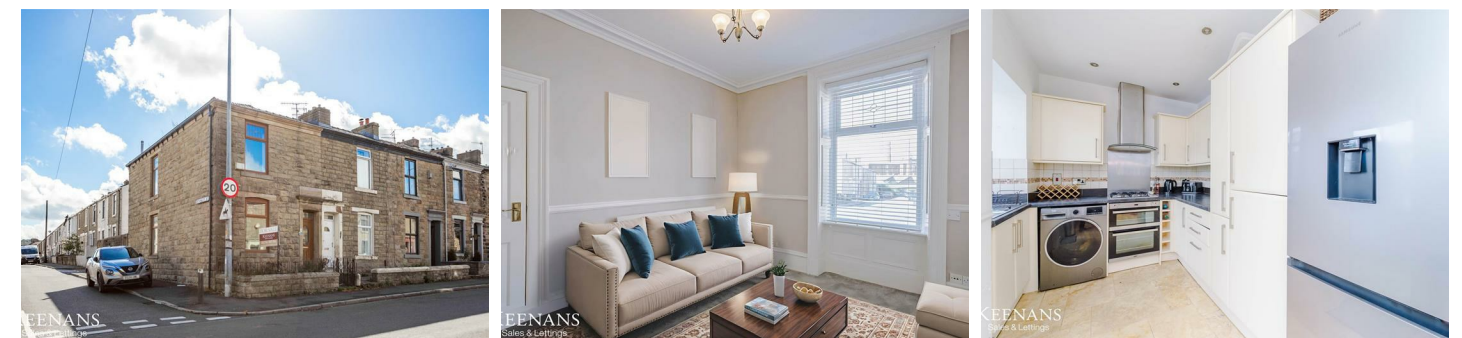
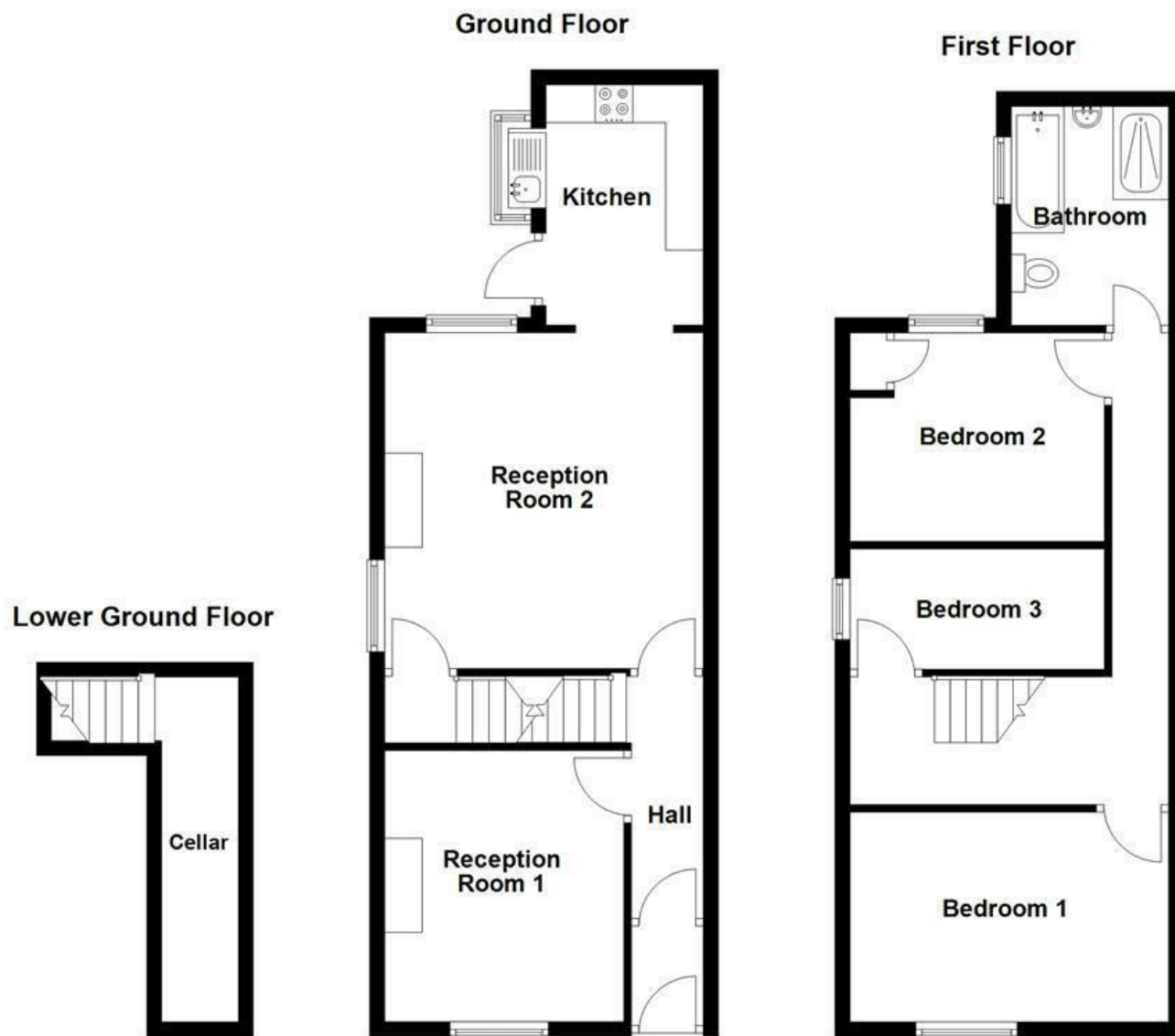




## New Lane, Oswaldtwistle, BB5 3PH

### £140,000

AN ENVIABLE FAMILY HOME

Having been presented and maintained beautifully throughout with spacious rooms, modern fixtures and fittings and open plan living area, this outstanding three bedroom end terraced property is being proudly welcomed to the market in the desirable location of Oswaldtwistle. With neutral decoration, no chain delay and stunning features, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Accrington, Rossendale and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and houses a staircase to the first floor. The second reception room leads openly on to a contemporary fitted kitchen and houses a staircase down to the cellar. The first floor comprises of doors on to three bedrooms and a family bathroom. Externally there is an enclosed yard to the rear with paving and decking. To the front there is a courtyard.

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

| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>82</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            | <b>53</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.



# New Lane, Oswaldtwistle, BB5 3PH

## £140,000

 3  1  2  E

- Tenure Freehold
  - On Street Parking
  - Two Reception Rooms
  - Easy Access To Major Network Links
- Council Tax Band A
  - End Terrace Property With Viewing Essential
  - Ideal Family Home
- EPC Rating E
  - Fitted Kitchen And Four Piece Bathroom Suite
  - Enclosed Rear Yard Space

### Ground Floor

#### Entrance

UPVC double glazed frosted door to vestibule.

#### Vestibule

4'2 x 3'2 (1.27m x 0.97m)

Coving, dado rail, tiled elevation and hard wood single glazed frosted door to hall.

#### Hall

11' x 3'2 (3.35m x 0.97m)

Central heating radiator, coving, smoke alarm, corbel, dado rail, oak hard wood door to reception room two, door to reception room one and stairs to first floor.

#### Reception Room One

11'10 x 10'5 (3.61m x 3.18m)

UPVC double glazed window, central heating radiator, coving, dado rail, two feature wall lights, ceiling rose, electric fire with tiled hearth and surround, television point.

#### Reception Room Two

14'8 x 14'1 (4.47m x 4.29m)

Two UPVC double glazed windows, central heating radiator, coving, ceiling rose, television point, dado rail, gas fire with granite effect hearth and surround, wood effect laminate flooring, open access to kitchen and oak door to stairs to cellar.

#### Kitchen

10'5 x 8'8 (3.18m x 2.64m)

UPVC double glazed box window, range of cream wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, integrated electric double oven with four ring gas hob and extractor hood, space for fridge freezer, plumbed for washing machine, dado rail, spotlights, tiled floor and UPVC double glazed frosted door to rear.

### Lower Ground Floor

#### Cellar

14'8 x 2'8 (4.47m x 0.81m)

Lighting and inset shelving.

### First Floor

#### Landing

20'11 x 14'1 (6.38m x 4.29m)

central heating radiator, coving, loft hatch, doors to three bedrooms and bathroom.

#### Bedroom One

14'1 x 9'2 (4.29m x 2.79m)

UPVC double glazed window, central heating radiator, inset shelving with feature wall light, spotlights and television point.

#### Bedroom Two

11'1 x 9'1 (3.38m x 2.77m)

UPVC double glazed window, central heating radiator and integrated storage with Viessman boiler.

#### Bedroom Three

11'1 x 5' (3.38m x 1.52m)

UPVC double glazed window and central heating radiator.

#### Bathroom

9'7 x 7'4 (2.92m x 2.24m)

UPVC double glazed frosted window, central heating towel rail, four piece suite, double direct feed walk in shower, pedestal wash basin with mixer tap, dual flush WC, tiled elevation, spotlights, extractor fan and lino flooring.

#### External

#### Rear

Enclosed rear yard with gate to side elevation.

#### Front

Courtyard.



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