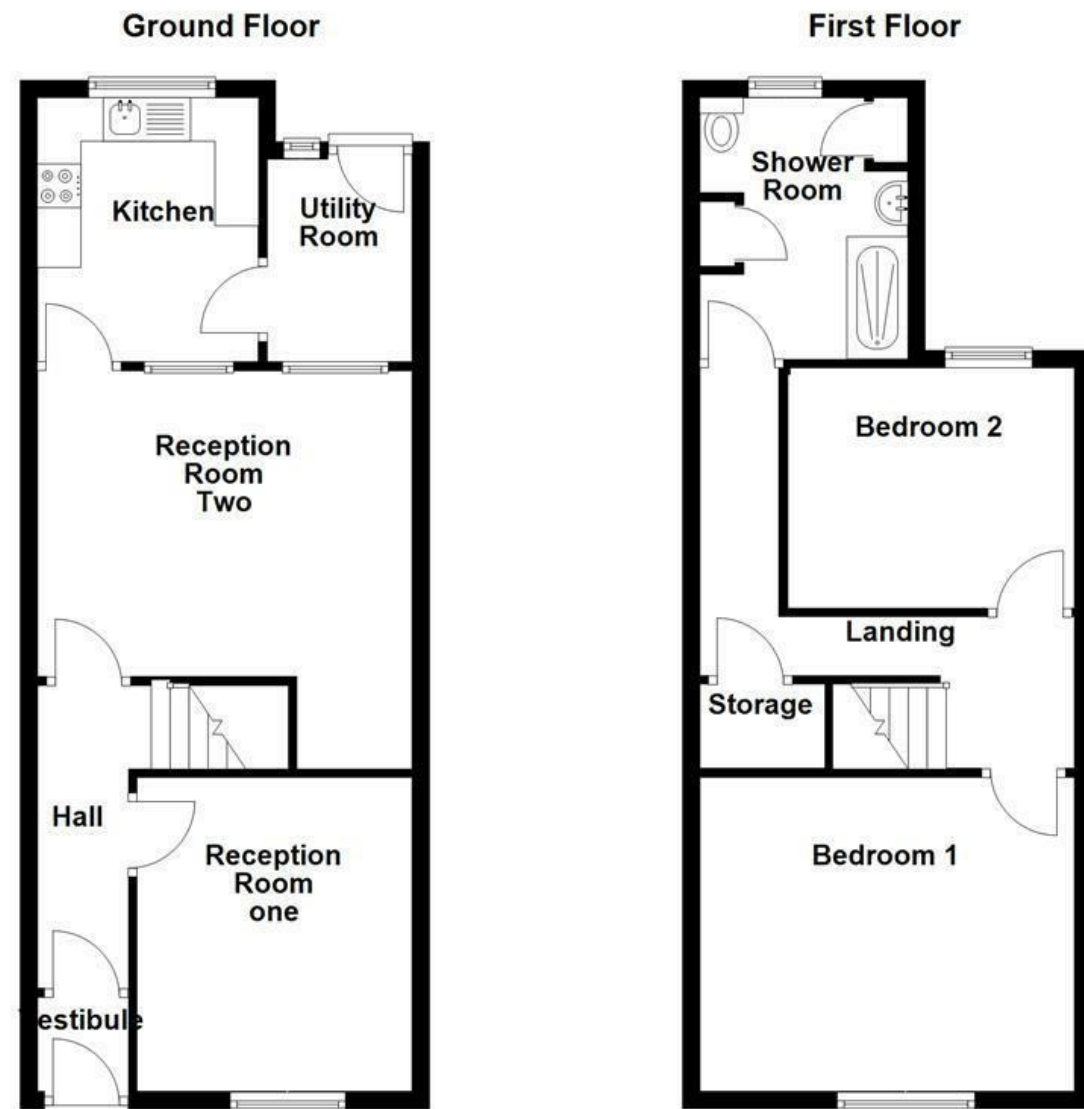




| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC | 80        |

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.

## Broadfield, Oswaldtwistle, BB5 3RY

### Offers In Excess Of £140,000

THE PERFECT MID TERRACED PROPERTY IN A SEMI RURAL LOCATION

Offering spacious rooms, neutral decoration and stunning views, this exceptional two bedroom mid terraced property is being proudly welcomed to the market within the picturesque location of Oswaldtwistle. With two living areas, two double bedrooms and off road parking 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, Rossendale and major motorway links straight to Preston and Manchester. Not overlooked from the front, this property benefits from no chain delay and is the perfect home to move straight into!

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 through to a kitchen which then leads on to a utility room. The first floor comprises of doors on to two double bedrooms and a modern shower room. Externally there is an enclosed yard to the rear.

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

# Broadfield, Oswaldtwistle, BB5 3RY

## Offers In Excess Of £140,000

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

- Tenure TBC
- Council Tax Band A
- EPC Rating D
- Off Road Parking To The Rear
- No Chain Delay
- Two Double Bedrooms
- Spacious Mid Terraced Property
- Fitted Kitchen And Three Piece Shower Room
- Sought After Area And Not Overlooked
- Viewing Essential

### Ground Floor

#### Entrance

Composite double glazed frosted door to vestibule.

#### Vestibule

3'6 x 3'5 (1.07m x 1.04m)

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

#### Hall

11'5 x 3'5 (3.48m x 1.04m)

Central heating radiator, hard wood single glazed frosted doors to two reception rooms and stairs to first floor.

#### Reception Room One

11'10 x 10'4 (3.61m x 3.15m)

UPVC double glazed window, central heating radiator, integrated alcove storage, meter cupboard and wood effect laminate flooring.

#### Reception Room Two

15' x 14'6 (4.57m x 4.42m)

UPVC double glazed window, central heating radiator, coving, gas fire with granite effect hearth and surround, under stairs storage and hard wood single glazed frosted door to kitchen.

#### Kitchen

9'10 x 7'9 (3.00m x 2.36m)

UPVC double glazed window, hard wood single glazed window, central heating radiator, range of white gloss wall and base units, marble effect surface, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge, wood clad to ceiling, tiled effect lino and hard wood single glazed frosted door to utility room.

#### Utility Room

7'7 x 5'4 (2.31m x 1.63m)

UPVC double glazed window, white panelled wall and base units, marble effect surface, plumbed for washing machine, feature wall light, polycarbonate roof, lino floor and UPVC double glazed door to rear.

### First Floor

#### Landing

14'5 x 12'2 (4.39m x 3.71m)

Central heating radiator, over stairs storage, doors to two bedrooms and bathroom.

#### Bedroom One

14'6 x 11'10 (4.42m x 3.61m)

UPVC double glazed window, central heating radiator and coving.

#### Bedroom Two

11'4 x 9'3 (3.45m x 2.82m)

UPVC double glazed window and central heating radiator.

### Shower Room

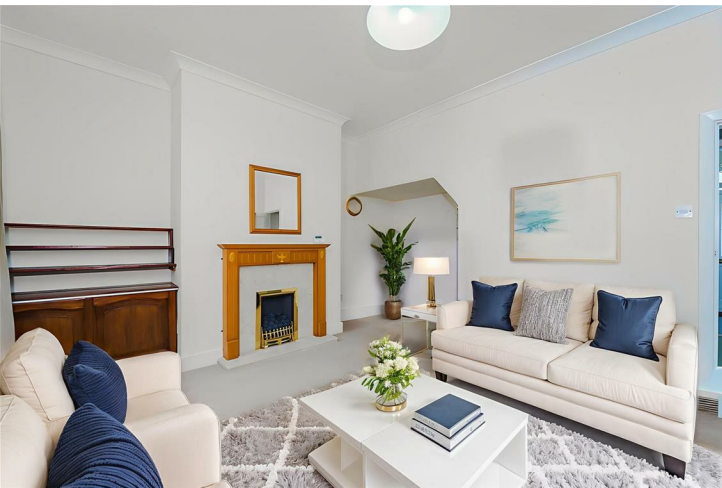
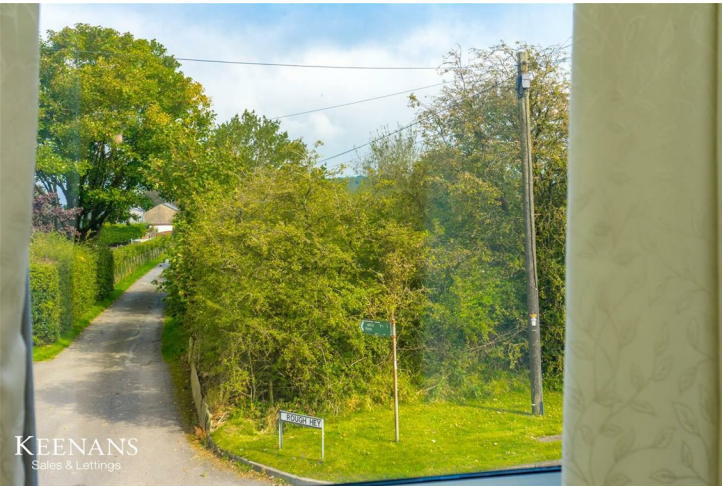
10'1 x 7'10 (3.07m x 2.39m)

UPVC double glazed frosted window, central heating radiator, three piece suite, low bowl WC, pedestal wash basin with mixer tap, double direct feed shower enclosure, PVC panel elevation and integrated linen cupboard.

### External

#### Rear

Enclosed rear yard with off road parking.



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