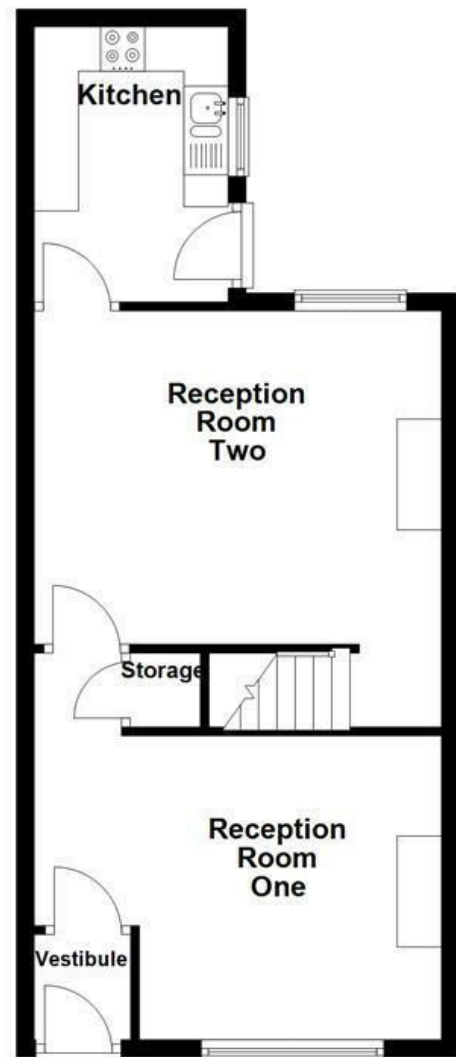


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	59	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.

West View, Oswaldtwistle, BB5 3NF

£125,000

CHARMING TWO BEDROOM END TERRACE PROPERTY

Situated on West View, Oswaldtwistle, this spacious two-bedroom end terrace house presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home. The property boasts a modern kitchen, thoughtfully designed to cater to your culinary needs, making meal preparation a delight.

The generous living space includes two reception rooms, providing ample room for relaxation and entertaining guests. The large, renovated bathroom is a standout feature, offering a contemporary and stylish retreat for your daily routines.

Outside, the property benefits from both a front and back yard, perfect for enjoying the fresh air or creating your own outdoor oasis. This home combines practicality with modern living, making it an ideal choice for anyone looking to settle in a welcoming community.

With its convenient location in Oswaldtwistle, you will find local amenities, schools, and parks within easy reach, enhancing the appeal of this delightful residence. Do not miss the chance to make this lovely house your new home.

West View, Oswaldtwistle, BB5 3NF

£125,000

 2  1  2  D

- Tenure Freehold
 - On Street Parking
 - Viewing Essential
 - Easy Access To Major Commuter Routes
- Council Tax Band A
 - Two Double Sized Bedrooms
 - Ample Rear Yard Space
- EPC Rating D
 - Ideal First Time Buy Or Home For A Small Family
 - Close Proximity To Local Amenities

Ground Floor

Enclosed paved yard.

Entrance

UPVC double glazed frosted door to vestibule.

Vestibule

3'10 x 3'7 (1.17m x 1.09m)
Coving and door to reception room one.

Reception Room One

15'1 x 11'3 (4.60m x 3.43m)
UPVC double glazed window, central heating radiator, coving, dado rail, gas fire with decorative surround, television point and door to reception room two.

Reception Room Two

14'6 x 12'4 (4.42m x 3.76m)
Two UPVC double glazed windows, central heating radiator, smoke alarm, gas fire with decorative surround, stairs to first floor and door to kitchen.

Kitchen

10'2 x 7'2 (3.10m x 2.18m)
UPVC double glazed window, upright central heating radiator, panel wall and base units, laminate work top, stainless steel one and a half sink and drainer with mixer tap, oven in a high rise unit, four ring gas hob, tiled splash back, extractor hood, plumbed for washing machine, tiled effect flooring and UPVC frosted door to rear.

First Floor

Landing

15'6 x 2'9 (4.72m x 0.84m)
Central heating radiator, loft access, doors to two bedrooms and bathroom.

Bedroom One

13'5 x 11'2 (4.09m x 3.40m)
UPVC double glazed window, central heating radiator, storage, ceiling fan and light.

Bedroom Two

12'3 x 10'7 (3.73m x 3.23m)
Two UPVC double glazed windows, two central heating radiators and storage.

Bathroom

11'8 x 8'3 (3.56m x 2.51m)
UPVC double glazed frosted window, two central heating towel rails, panel bath and mixer tap, enclosed direct feed shower, dual flush WC, vanity top wash basin with mixer tap, tiled effect flooring, tiled elevation, spotlights and PVC to ceiling.

External

Front

Enclosed paved courtyard.

Rear



Tel: 01254389384

www.keenans-estateagents.co.uk