



## Cross Edge Chapel, Oswaldtwistle, BB5 3SD

### Offers Over £449,000

AN EXCLUSIVE NEW BUILD HOME WITH THE HIGHEST SPECIFICATION

Offering an abundance of high quality indoor and outdoor space, immaculate presentation and breath-taking views, 'Cross Edge Chapel' is a desirable new build development. Keenans Estate agents are proudly welcoming to the market this exceptional plot to the market which benefits from character and charm, desirable fixtures and fittings and panoramic countryside views and is truly the perfect family home ready to move straight into! With four double bedrooms, two bathrooms, open plan kitchen and living space and flowing internally style whilst keeping the original chapel aesthetic. Situated within the semi rural location of Oswaldtwistle, this property gives the feel of being in a private location whilst being conveniently close to bus routes, local schools and amenities, as well as major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious lounge, contemporary fitted kitchen, WC and houses a staircase to the first floor. The kitchen boasts modern wall and base units, integrated appliances and leads through to an enviable living area. The first floor comprises of doors on to two double bedrooms, family bathroom and staircase to the second floor. The second floor benefits from access on to two additional double bedrooms with the main bedroom benefitting from an en suite shower room and French doors on to a Juliet balcony overlooking the field views. Externally there is an enclosed garden with laid to lawn and Indian stone paving areas, ample off road parking and additional laid to lawn areas.

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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			
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.

# Cross Edge Chapel, Oswaldtwistle, BB5 3SD

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- Exquisite New Build Townhouse
- Open Plan Living
- Ample Off Road Parking
- EPC Rating TBC
- Four Bedrooms
- Highest Specification Throughout
- Tenure Freehold
- Two Bathrooms
- Open Aspect Views Surrounding
- Council Tax Band TBC

## Ground Floor

### Entrance Porch

7'0 x 4'4 (2.13m x 1.32m )

Double glazed front door, double glazed windows, parquet flooring and open to hall.

### Hall

13'5 x 7'6 (4.09m x 2.29m )

Parquet flooring, doors leading to reception room, kitchen and stairs to first floor.

### Reception Room

13'6 x 10'1 (4.11m x 3.07m)

Double glazed sash window and parquet flooring.

### Kitchen

24'7 x 15'6 (7.49m x 4.72m )

Skylight and sliding door to rear.

## First Floor

### Landing

UPVC double glazed window, central heating radiator, doors leading to two bedrooms, bathroom and stairs to second floor.

### Bedroom Two

14'6 x 11'4 (4.42m x 3.45m )

UPVC double glazed window and central heating radiator.

### Bedroom Three

11'4 x 10'10 (3.45m x 3.30m)

UPVC double glazed window and central heating radiator.

### Bathroom

7'7 x 7'6 (2.31m x 2.29m )

UPVC double glazed window, dual flush plate WC and vanity top wash basin.

## Second Floor

### Landing

Velux window, central heating radiator and doors leading to two bedrooms.

### Bedroom One

15'5 x 11'9 (4.70m x 3.58m)

Velux window, central heating radiator and door to en suite.

## En Suite

9'1 x 4'11 (2.77m x 1.50m)

Velux window.

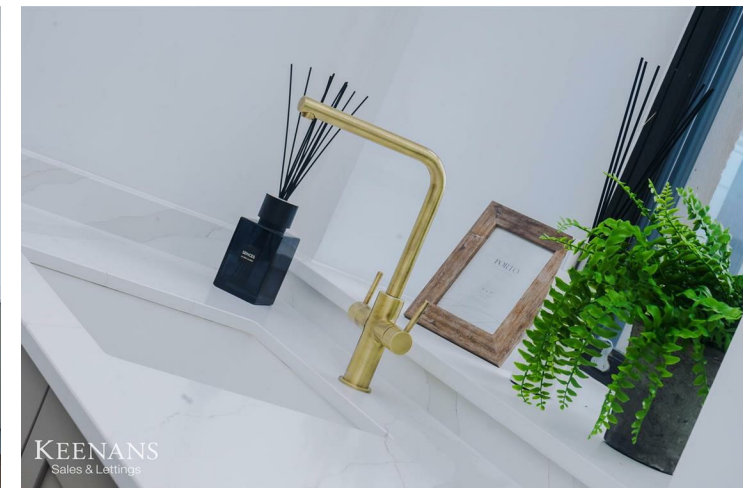
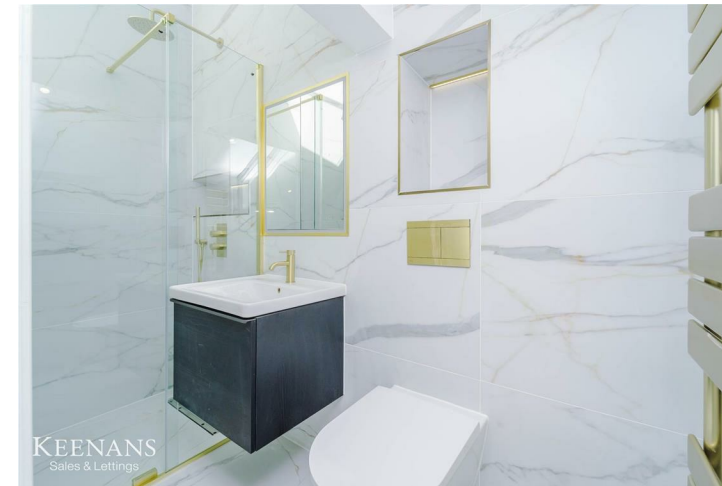
## Bedroom Four

11'5 x 9'9 (3.48m x 2.97m)

Velux window and central heating radiator.

## External

Enclosed garden with laid to lawn and Indian stone paving areas and ample off road parking.



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