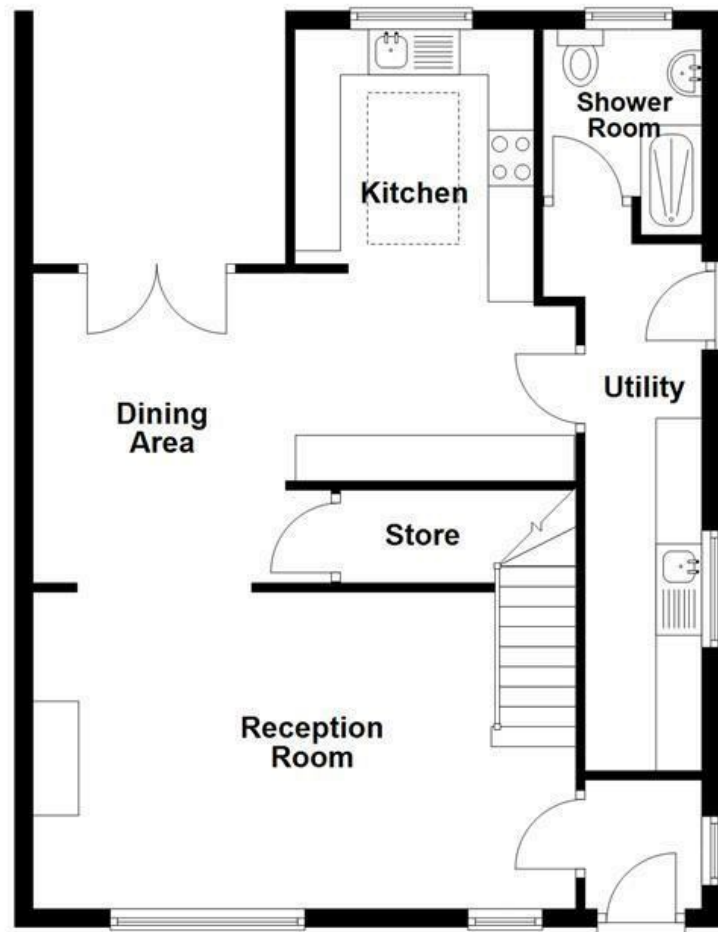
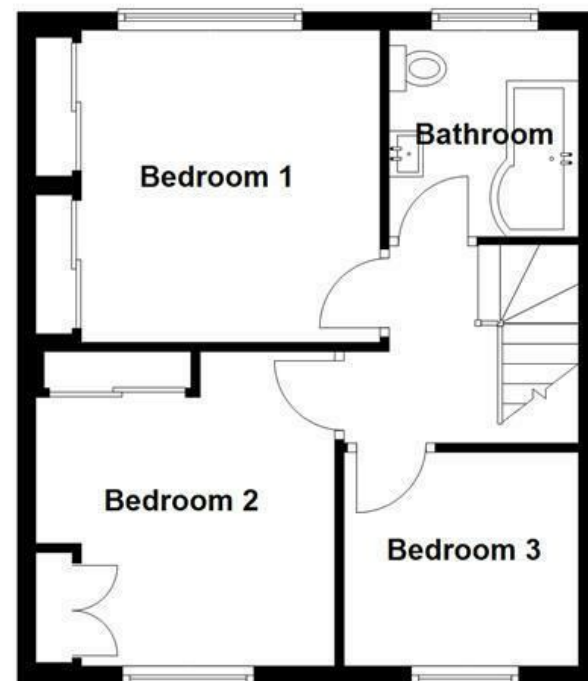


Ground Floor



First Floor



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 70      | 81        |
| 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.

## Central Avenue, Oswaldtwistle, BB5 4QJ

### Offers Over £220,000

#### SPACIOUS AND MODERN FAMILY HOME

Welcome to this modern family home located on Central Avenue in the charming area of Oswaldtwistle, Accrington. This delightful property boasts contemporary decor and high-quality appliances, making it an ideal choice for those seeking a stylish and comfortable living space.

The ground floor has been thoughtfully extended, providing ample room for family gatherings and entertaining guests. The open-plan layout enhances the sense of space and light, creating a warm and inviting atmosphere throughout.

Step outside to discover a generous rear garden, perfect for children to play or for hosting summer barbecues with friends and family. The outdoor space offers a peaceful retreat, allowing you to unwind in a tranquil setting.

Situated on a quiet road, this property is conveniently close to local amenities, ensuring that shops, schools, and parks are just a short distance away. This prime location combines the benefits of a serene neighbourhood with easy access to everything you need for daily life.

In summary, this modern family home on Central Avenue presents an excellent opportunity for those looking to settle in a welcoming community. With its stylish interiors, spacious layout, and outdoor space, it is sure to meet the needs of any modern family. Don't miss the chance to make this lovely property your new home.

# Central Avenue, Oswaldtwistle, BB5 4QJ

## Offers Over £220,000

 3  2  2  C

- Immaculate End Terrace Property
- Modern Fitted Kitchen
- Ample Off Road Parking
- EPC Rating C
- Three Bedrooms
- Abundance of Living Space
- Tenure Freehold
- Two Bathrooms
- Spacious Rear Garden with Impressive Workshop
- Council Tax Band A

### Ground Floor

#### Entrance Porch

4'8 x 4'2 (1.42m x 1.27m)

UPVC double glazed front door, UPVC double glazed window, wood effect laminate flooring and door to reception room.

#### Reception Room

19'6 x 11'5 (5.94m x 3.48m )

Two UPVC double glazed windows, central heating radiator, wall mounted electric fire, television point, open to dining area and stairs to first floor.

#### Dining Area

11'2 x 10'9 (3.40m x 3.28m)

Central heating radiator, open to kitchen, door to understairs storage and UPVC double glazed French doors to rear.

#### Kitchen

16'3 x 8'7 (4.95m x 2.62m)

UPVC double glazed window, range of high gloss wall and base units with granite work surfaces, integrated high rise double oven, inset stainless steel sink with integrated draining ridges and high spout spring mixer tap, four ring Neff induction hob and extractor hood, tiled splashback, space for fridge freezer, integrated dishwasher, integrated breakfast bar, spotlights, plinth lighting, wood effect laminate flooring and door to utility.

#### Utility

18'11 x 4'2 (5.77m x 1.27m )

UPVC double glazed window, central heating radiator, base units with granite work surfaces, inset stainless steel sink with high spout mixer tap and integrated draining ridges, space for fridge and freezer, plumbing for washing machine, space for dryer, wood effect laminate flooring, door to shower room and UPVC door to side elevation.

#### Shower Room

7'5 x 5'8 (2.26m x 1.73m)

UPVC double glazed frosted window, central heating radiator, vanity top wash basin with mixer tap, dual flush WC, direct feed rainfall shower enclosed, partially tiled elevations and wood effect laminate flooring.

### First Floor

#### Landing

7'10 x 6'10 (2.39m x 2.08m)

Loft access, doors leading to three bedrooms and family bathroom.

#### Bedroom One

12'5 x 11'3 (3.78m x 3.43m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

#### Bedroom Two

11'4 x 10'9 (3.45m x 3.28m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

#### Bedroom Three

8'5 x 7'8 (2.57m x 2.34m )

UPVC double glazed window and central heating radiator.

#### Bathroom

7'5 x 6'10 (2.26m x 2.08m)

UPVC double glazed frosted window, central heating radiator, vanity top wash basin with mixer tap, dual flush WC, L-shaped panel bath with direct feed rainfall shower overhead, integrated storage, tiled elevations, extractor fan and tiled flooring.

#### External

#### Rear

Laid to lawn garden with paved patio, sheltered seating area, bedding areas, pergola, bin store and access to workshop.

#### Workshop

Two UPVC double glazed windows, power, lighting, CCTV, fuse box, fire door and GRB flat roof.

#### Front

Paving, off road parking and open to rear garden.



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