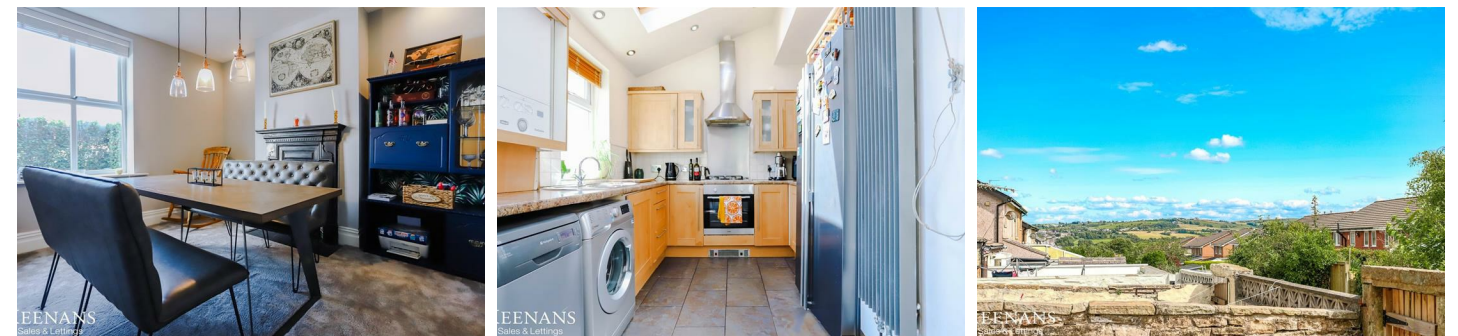




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	63	81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

Stanhill Lane, Oswaldtwistle, BB5 4PZ

Offers In The Region Of £170,000

STUNNING TWO BEDROOM MID TERRACE PROPERTY - NO CHAIN!!

Located on Stanhill Lane in the charming area of Oswaldtwistle, Accrington, this delightful mid-terrace house presents an exceptional opportunity for families and first-time buyers alike. Boasting two generously sized double bedrooms, this property is designed with comfort and style in mind.

As you step inside, you will be greeted by stunning decor that flows seamlessly throughout the home. The two spacious reception rooms provide ample space for relaxation and entertaining, leading effortlessly into a bright and inviting kitchen. This layout creates a warm and welcoming atmosphere, perfect for family gatherings or quiet evenings in.

The modern bathroom is a true highlight, featuring a luxurious multi-jet shower and a freestanding bath, offering a perfect retreat for unwinding after a long day.

Outside, the low-maintenance decked rear yard is an ideal space for enjoying the outdoors, complete with stunning views that enhance the overall appeal of the property.

This home is not only aesthetically pleasing but also practical, making it a great choice for those looking to settle in a friendly community. With its combination of modern amenities and charming features, this property is sure to impress. Don't miss the chance to make this beautiful house your new home.

Stanhill Lane, Oswaldtwistle, BB5 4PZ

Offers In The Region Of £170,000

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

- Beautifully Presented Mid Terrace Property
 - Contemporary Fitted Kitchen
 - On Street Parking
 - EPC Rating D
- Two Bedrooms
 - Move-in Ready
 - Tenure Freehold
- Four Piece Bathroom Suite
 - Low Maintenance Rear Yard
 - Council Tax Band B

Ground Floor

Entrance Hall

15'8 x 3'3 (4.78m x 0.99m)
Composite front door, central heating radiator, spotlights, smoke detector, tiled flooring, doors leading to two reception rooms and stairs to first floor.

Reception Room One

12'6 x 11'5 (3.81m x 3.48m)
UPVC double glazed window, central heating radiator, spotlights, pendant lighting, decorative fireplace and meter cupboard.

Reception Room Two

15'1 x 13'3 (4.60m x 4.04m)
Upright central heating radiator, spotlights, cast iron log burner, television point, door to under stairs storage and double doors to kitchen.

Kitchen

14'3 x 8'7 (4.34m x 2.62m)
UPVC double glazed window, two Velux windows, upright central heating radiator, range of panelled wall and base units with laminate work surfaces, tiled splashback, breakfast bar, stainless steel sink and drainer with high spout mixer tap, integrated oven with four ring gas hob and extractor hood, space for American-style fridge freezer, plumbing for washing machine, plumbing for dishwasher, Ideal boiler, pendant lighting, spotlights, tiled flooring and UPVC double glazed French doors to rear.

First Floor

Landing

9'0 x 7'7 (2.74m x 2.31m)
Doors leading to two bedrooms and bathroom.

Bedroom One

15'3 x 12'3 (4.65m x 3.73m)
Two UPVC double glazed windows, central heating radiator, spotlights, fitted storage and over stairs storage.

Bedroom Two

13'4 x 7'4 (4.06m x 2.24m)
UPVC double glazed window, central heating radiator and over stairs storage.

Bathroom

10'3 x 6'10 (3.12m x 2.08m)
UPVC double glazed window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, freestanding oval bath with mixer tap, direct feed multi-jet shower enclosed, spotlights and wood effect flooring.

External

Rear

Enclosed yard with decking and gate to shared access.

Front

Forecourt with paving, artificial lawn and stone chippings.



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