


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	57	
(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.

Albert Street, Oswaldtwistle, BB5 3NB

Offers Over £70,000

FANTSTIC POTENTIAL FOR DEVELOPMENT

Welcome to this charming mid-terrace house located on Albert Street in the picturesque town of Oswaldtwistle, Accrington. This property is a fantastic opportunity for first-time buyers looking to step onto the property ladder or for savvy investors seeking a promising investment.

Upon entering, you will be delighted by the spacious rooms that offer endless possibilities for creating your dream home. The property's layout provides a comfortable and inviting atmosphere, perfect for relaxing or entertaining guests.

Situated in a convenient location, this house is close to local amenities, making daily errands a breeze. Whether you're looking to enjoy a leisurely stroll in the nearby parks or grab a coffee at a charming cafe, everything you need is just a stone's throw away.

Don't miss out on the chance to own this lovely property in a sought-after area. Book a viewing today and envision the potential this home holds for you!

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

- Tenure Freehold
 - Mid Terraced Property
 - Ideal First Time Buy Or Investment Opportunity
 - Close Proximity To Local Amenities
- Council Tax Band A
 - Spacious Two Bedrooms
 - Enclosed Rear Yard
- EPCD
 - Fitted Kitchen And Three Piece Bathroom Suite
 - Easy Access To Major Commuter Routes

Ground Floor

Entrance

UPVC double glazed door to reception room.

Reception Room

14'4 x 12'8 (4.37m x 3.86m)

UPVC double glazed window, central heating radiator, gas fire, meter cupboard and door to kitchen.

Kitchen

12'6 x 9' (3.81m x 2.74m)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate work tops, oven with four ring gas hob, tiled splash back and extractor hood, stainless steel one and a half sink and drainer with mixer tap, plumbing for a washing machine, space for a fridge freezer, UPVC double glazed door to rear yard and stairs to first floor.

First Floor

Landing

8'7 x 4'7 (2.62m x 1.40m)

Smoke alarm, loft access, doors to two bedrooms and bathroom.

Bedroom One

12'9 x 12'2 (3.89m x 3.71m)

UPVC double glazed window, central heating radiator and loft access.

Bedroom Two

12'7 x 9'5 (3.84m x 2.87m)

UPVC double glazed window and central heating radiator.

Bathroom

7'10 x 4'8 (2.39m x 1.42m)

Central heating radiator, dual flush WC, pedestal wash basin, panelled bath with overhead direct feed shower, part tiled elevation and laminate flooring.

External

Rear

Enclosed rear yard with gate to shared access road.



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