



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		89	91
(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.

Blackburn Road, Oswaldtwistle, BB5 4NQ

Offers Over £210,000

A MODERN FOUR BEDROOM MID TERRACE PROPERTY

Located on Blackburn Road in the charming area of Oswaldtwistle, this beautifully renovated mid-terrace house offers a perfect blend of modern living and comfort. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The modern fitted kitchen is a highlight of the home, designed with both style and functionality in mind, making it a delightful space for culinary enthusiasts.

The property is ready to move into, allowing you to settle in without the hassle of renovations or repairs. Each room has been thoughtfully updated, ensuring a fresh and contemporary feel throughout.

Located in a convenient area, this home offers easy access to local amenities, schools, and transport links, making it an excellent choice for those looking to enjoy the vibrant community of Oswaldtwistle.

This mid-terrace house is not just a place to live; it is a place to create lasting memories. Don't miss the opportunity to make this stunning property your new home.

Blackburn Road, Oswaldtwistle, BB5 4NQ

Offers Over £210,000

 4  1  2  B

- Recently Renovated Terrace Property
- Two Reception Rooms
- On Street Parking
- EPC Rating B
- Four Bedrooms
- Modern Three Piece Bathroom
- Tenure TBC
- Contemporary Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band A

Ground Floor

Entrance

UPVC front door leading to entrance vestibule

Entrance Vestibule

4'6 x 3'3 (1.37m x 0.99m)

Original ornate features on wall and hardwood door leading to hallway.

Hallway

16'9 x 3'4 (5.11m x 1.02m)

Central heating radiator, spotlights, stairs to the first floor and doors to two reception rooms.

Reception Room One

11'10 x 11'1 (3.61m x 3.38m)

UPVC double glazed window, central heating radiator and spotlights.

Reception Room Two

15'9 x 13'4 (4.80m x 4.06m)

UPVC double glazed window, central heating radiator, spotlights, wood effect laminate flooring, UPVC double glazed French doors to rear garden and open access to kitchen diner

Kitchen Diner

11'3 x 7'10 (3.43m x 2.39m)

UPVC double glazed window, towel rail, range of high gloss wall and base units with marble effect surfaces, inset sink with mixer tap and draining board, integrated electric oven with five ring gas hob, extractor hood, tiled splashback, integrated dishwasher and washing machine, spotlights, extractor fan and door to storage.

First Floor

Landing

21'4 x 5'4 (6.50m x 1.63m)

Spotlights, smoke alarm and doors to three bedrooms, bathroom and further landing.

Bedroom One

11'2 x 10'4 (3.40m x 3.15m)

UPVC double glazed window, central heating radiator and spotlights.

Bedroom Two

10'1 x 9' (3.07m x 2.74m)

UPVC double glazed window, central heating radiator and spotlights.

Bedroom Three

9'11 x 8'8 (3.02m x 2.64m)

UPVC double glazed window, central heating radiator and spotlights.

Bathroom

8'10 x 5'6 (2.69m x 1.68m)

Towel rail, dual flush WC, vanity top basin, P shape bath with mixer tap and direct feed shower overhead, spotlights, extractor fan, tiled elevations and tiled flooring.

Further Landing

5'4 x 4'11 (1.63m x 1.50m)

Spotlights and stairs to the second floor.

Second Floor

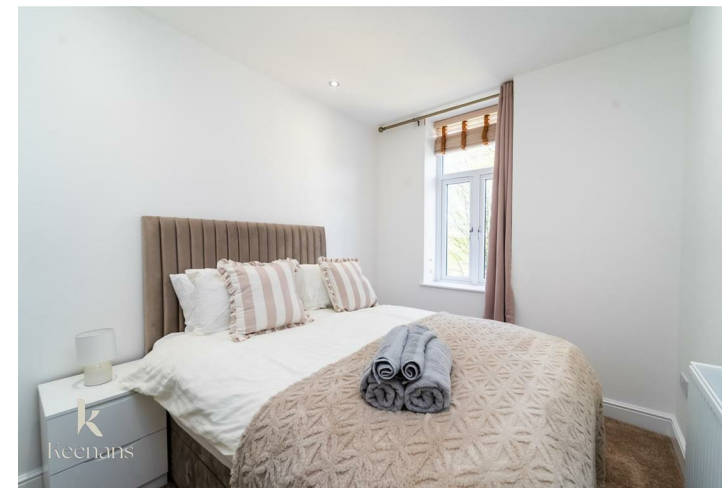
Attic Room

18'2 x 14' (5.54m x 4.27m)

Velux window, central heating radiator, smoke alarm and spotlights.

Exterior

Indian stone paved, artificial lawn and wooden fences.



Tel: 01254389384

www.keenans-estateagents.co.uk