



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D	59		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Stanhill Lane, Oswaldtwistle, BB5 4QF

### £165,000

AN IMPRESSIVE THREE BEDROOM MID TERRACE PROPERTY

Located on Stanhill Lane, this stunning mid-terrace house presents an excellent opportunity for first-time buyers or families seeking a stylish and low-maintenance home. With three well-proportioned bedrooms, this property offers ample space for comfortable living.

The heart of the home features an inviting open-plan living area that seamlessly connects to a modern kitchen, equipped with contemporary fixtures and fittings. This layout is perfect for entertaining guests or enjoying family time, creating a warm and welcoming atmosphere.

The property boasts two distinct living areas, providing flexibility for various uses, whether it be a cosy lounge or a playroom for children. The spacious family bathroom is designed with practicality in mind, ensuring convenience for all members of the household.

One of the standout features of this home is the lovely rear yard, which offers a private outdoor space for relaxation or gardening, requiring minimal upkeep. The stylish decor throughout the property enhances its appeal, making it truly ready for you to move in and start creating memories.

Situated in a desirable location, this home is not only a great family residence but also a smart investment for those looking to settle in a vibrant community. With its combination of modern living and classic charm, this property is sure to attract interest. Don't miss the chance to make this delightful house your new home.

# Stanhill Lane, Oswaldtwistle, BB5 4QF

£165,000



- Three Well Proportioned Bedrooms
- Modern Kitchen Fixtures
- Ideal First Time Buy Or Family Home With Viewing Recommended
- On Street Parking
- Low Maintenance Rear Yard
- Tenure Freehold
- Desirable Stanhill Lane Location
- EPC Rating D
- Stylish Decor Move-In Ready
- Council Tax Band A

## Ground Floor

### Entrance Vestibule

3'6 x 3'3 (1.07m x 0.99m)

### Reception Room One

14'4 x 12' (4.37m x 3.66m)

### Kitchen

10'8 x 7' (3.25m x 2.13m)

## First Floor

### Landing

9'8 x 6' (2.95m x 1.83m)

### Bedroom One

14'2 x 12' (4.32m x 3.66m)

### Bedroom Two

11'2 x 7'4 (3.40m x 2.24m)

### Bedroom Three

11'2 x 7'4 (3.40m x 2.24m)

### Bathroom

8'9 x 5'7 (2.67m x 1.70m)



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