

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>85</b>	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>	<b>49</b>		
(1-20) <b>G</b>			
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.

## Dudley Avenue, Oswaldtwistle, BB5 4NU

### Offers Over £145,000

#### CHARMING THREE BEDROOM SEMI DETACHED PROPERTY

Welcome to Dudley Avenue in Oswaldtwistle, Accrington, this delightful three-bedroom semi-detached house presents an excellent opportunity for families seeking a modern and spacious home. The property boasts a generous driveway, providing ample parking space, and is complemented by large front and back gardens, beautifully laid to lawn, perfect for outdoor activities and family gatherings.

Upon entering, you will be greeted by a contemporary kitchen that has been thoughtfully designed to meet the needs of living. The spacious open plan lounge offers a bright and airy atmosphere, enhanced by sliding doors that lead directly to the rear garden, creating a seamless connection between indoor and outdoor spaces. Additionally, a second lounge area provides further versatility, ideal for relaxation or entertaining guests.

The newly renovated bathroom showcases modern fixtures and fittings, ensuring comfort and style. This home is situated in a great location, making it convenient for local amenities, schools, and transport links, which is ideal for family life.

Importantly, this property is being sold with no chain delay, allowing for a smooth and efficient purchase process. Whether you are a first-time buyer or looking to upgrade, this semi-detached house is a perfect family home that combines modern living with a welcoming atmosphere. Do not miss the chance to make this lovely property your own.

Some photos have been virtually staged to help you envision your dream home!



# Dudley Avenue, Oswaldtwistle, BB5 4NU

## Offers Over £145,000

 3  1  2  E

- An Envable Semi Detached Property
  - Perfect Family Home
  - Off Road Parking
  - Tenure Freehold
- Neutral Decoration
  - No Chain Delay
  - EPC Rating E
- Spacious Rooms
  - Sought After Location
  - Council Tax Band B

### Ground Floor

#### Entrance

UPVC double glazed frosted door to the hallway.

#### Hallway

13'9 x 5'4 (4.19m x 1.63m)

UPVC double glazed frosted window, central heating radiator, wood effect lino flooring, doors to the reception room, kitchen and a staircase to the first floor.

#### Reception Room One

12'7 x 10'10 (3.84m x 3.30m)

UPVC double glazed window, log burner with an exposed brick surround, coving, open to reception room two.

#### Reception Room Two

9 x 8'2 (2.74m x 2.49m)

Central heating radiator, coving, UPVC double glazed sliding door to the rear.

#### Kitchen

9 x 7'1 (2.74m x 2.16m)

UPVC double glazed window, a range of cream panelled wall and base units, wood effect surface, a stainless steel sink and drainer with mixer tap, integrated electric oven with a four ring induction hob and extractor hood, space for a fridge freezer, plumbing for a washing machine, wood effect laminate flooring, UPVC double glazed door to the rear.

### First Floor

#### Landing

6'10 x 5'7 (2.08m x 1.70m)

UPVC double glazed frosted window, loft access, smoke alarm, doors to three bedrooms and bathroom.

#### Bedroom One

10'9 x 9'2 (3.28m x 2.79m)

UPVC double glazed window, central heating radiator, storage cupboard.

#### Bedroom Two

10'8 x 9'8 (3.25m x 2.95m)

UPVC double glazed window, central heating radiator.

#### Bedroom Three

7'1 x 6'6 (2.16m x 1.98m)

UPVC double glazed window, central heating radiator, storage cupboard.

#### Bathroom

6'6 x 5'4 (1.98m x 1.63m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, panelled bath with mixer tap and direct feed rainfall shower and rinse head, PVC panelled elevations to the walls and ceilings, spotlights, tiled effect lino flooring.

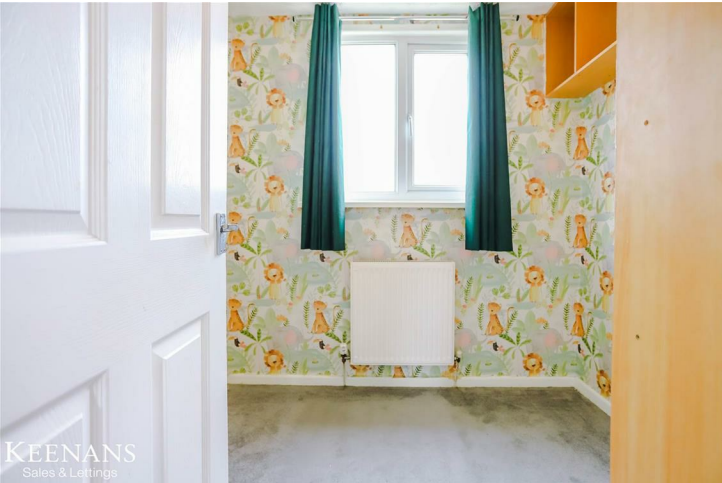
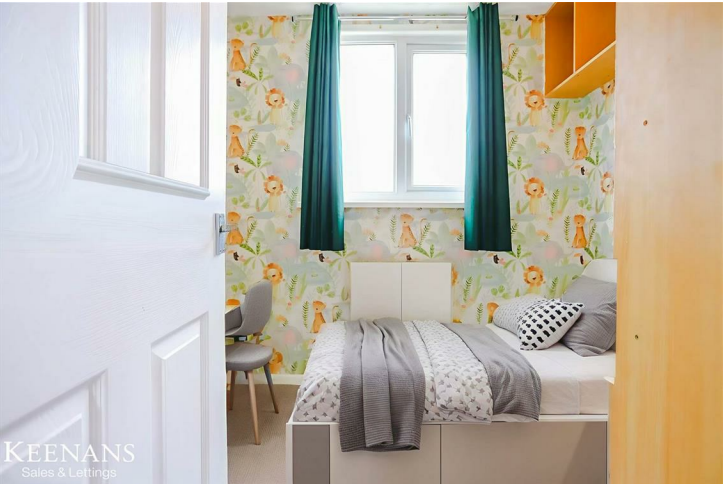
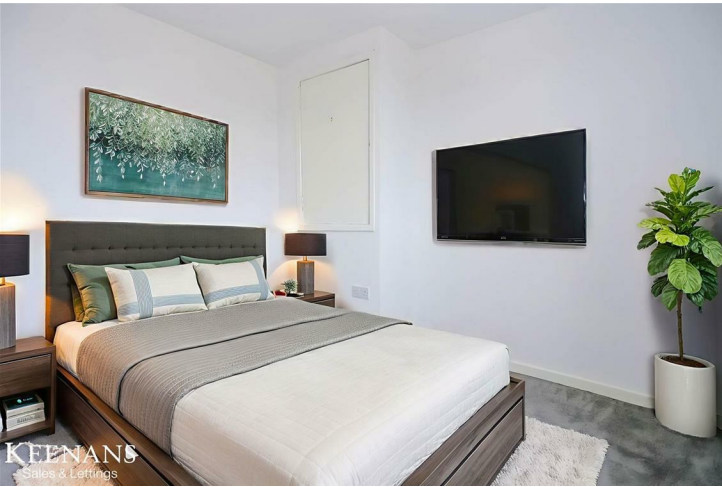
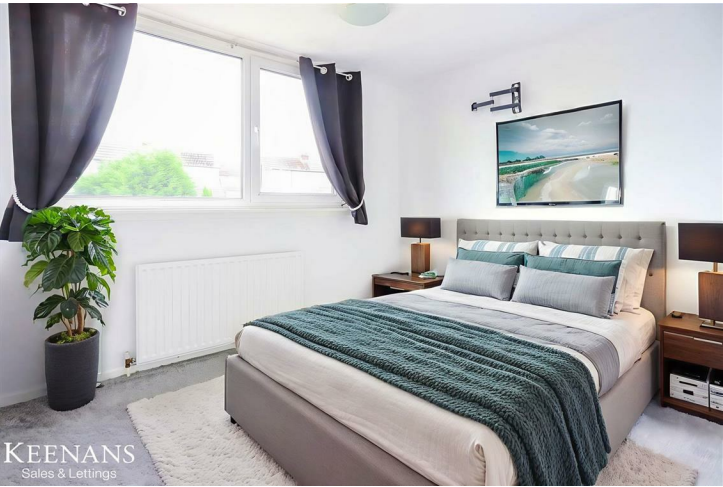
### External

#### Rear

Enclosed laid to lawn garden with paving and decking.

#### Front

Laid to lawn garden with paving and driveway.



Tel: 01254389384

www.keenans-estateagents.co.uk