



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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	

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Shire Wood, Accrington, BB5 4DP

£200,000

STUNNING END TERRACE HOME IN THE HEART OF OSWALDTWISTLE

This delightful end-of-terrace house offers a perfect blend of comfort and modern living. With three spacious bedrooms, this property is ideal for families or those seeking extra room for guests or a home office.

As you approach the house, you will appreciate the well-maintained landscaped garden, providing a lovely outdoor space for relaxation or entertaining. The driveway offers convenient off-road parking, complete with an electric charging point, catering to the needs of modern living.

Inside, the property boasts a thoughtfully designed layout. The downstairs WC adds practicality for family life and guests alike. The family bathroom is well-appointed, ensuring that everyone has their own space to unwind. Additionally, the en suite bathroom in the master bedroom provides a touch of luxury and privacy.

This home is not just a place to live; it is a sanctuary that combines style, functionality, and convenience. With its desirable location in Oswaldtwistle, you will find yourself close to local amenities, schools, and parks, making it an excellent choice for those looking to settle in a welcoming community.

Do not miss the opportunity to make this lovely house your new home.

Shire Wood, Accrington, BB5 4DP

£200,000

 3  2  1  B

- End Terraced Property
 - Spacious Reception Room
 - Off Road Parking
 - EPC Rating: B
- Three Bedrooms
 - Modern Fitted Kitchen
 - Tenure: Freehold
- Two Bathrooms
 - Enclosed Rear Garden
 - Council Tax Band; C

Ground Floor

Porch

5'3 x 4'7 (1.60m x 1.40m)

Composite double glazed frosted entrance door, central heating radiator, wood effect lino floor and door to reception room.

Reception Room

14'7 x 12'7 (4.45m x 3.84m)

UPVC double glazed window, central heating radiator, wall mounted electric fire, storage and door to inner hall.

Inner Hall

6'3 x 6' (1.91m x 1.83m)

Wood effect lino flooring, stairs to first floor and doors to WC and kitchen.

WC

5'11 x 4'8 (1.80m x 1.42m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, extractor fan and wood effect lino flooring.

Kitchen

12'6 x 8'4 (3.81m x 2.54m)

UPVC double glazed window, central heating radiator, spotlights, gloss wall and base units, granite effect worktops, one and half bowl stainless steel sink with draining board and mixer tap, integrated oven, four ring electric hob, extractor hood, plumbing for washing machine, space for fridge freezer, wood effect lino flooring and UPVC double glazed French doors to rear.

First Floor

Landing

10'10 x 6'2 (3.30m x 1.88m)

Central heating radiator, smoke alarm, stairs to second floor and doors to two bedrooms and bathroom.

Bedroom Two

12'8 x 11'3 (3.86m x 3.43m)

UPVC double glazed window and central heating radiator.

Bedroom Three

12'7 x 9' (3.84m x 2.74m)

Two UPVC double glazed windows and central heating radiator.

Bathroom

6'10 x 6' (2.08m x 1.83m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, extractor fan, part tiled elevation and wood effect lino flooring.

Second Floor

Landing

Door to bedroom one.

Bedroom One

15'5 x 9'2 (4.70m x 2.79m)

UPVC double glazed window, central heating radiator, loft access and door to en suite.

En Suite

9'1 x 7'6 (2.77m x 2.29m)

Velux window, central heated towel rail, spotlights, dual flush WC, pedestal wash basin with mixer tap, direct feed shower in enclosure, extractor fan, storage and wood effect lino flooring.

External

Front

Laid to lawn garden, stone chips and block paved drive.

Rear

Enclosed garden, artificial lawn, paving, composite decking and stone chips.



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