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## **10 Burns Avenue, Oswaldtwistle**

**Price £149,950**

A Mature Three Bedroom Semi-Detached Style Property Occupying an Enviable Corner Plot Position which has been Renovated to a Lovely Standard and includes Rewire, DPC and New Boiler and is ready to move in to. The layout comprises: Entrance Hallway with staircase, Lounge/Dining Area, Dining Kitchen with a Modern High Gloss Grey Fitted Kitchen and Appliances. First Floor, Three Good Size Bedrooms, Newly Fitted Three Piece Bathroom Suite. Warmed by Upvc Double Glazing and Gas Central Heating. Gardens to the Front, Side and Rear and Ample Parking to the front of the property. An Ideal First Time Buy. No Chain Delay. Viewing is a Must.



# 10 Burns Avenue, Oswaldtwistle

## Entrance Hallway

Upvc Front Door and Upvc Double Glazed Window. Staircase to the First Floor.

## Lounge 10'65 x 18'62 (4.70m x 7.06m)

Upvc Double Glazed Window and Central Heating Radiator. Upvc Patio Doors to Rear.

## Dining Kitchen 13'3 x 17'7 x 6'9 x 13'3 max (4.04m x 5.36m x 2.06m x 4.04m max)

Upvc Double Glazed Window and Upvc Door to Rear.

## First Floor

Landing - Upvc Double Glazed Window.

## Bedroom One 10'61 x 10'11 (4.60m x 3.33m)

Upvc Double Glazed Window and Central Heating Radiator. Built in Robe.

## Bedroom Two 11'45 x 10'26 (4.50m x 3.71m)

Upvc Double Glazed Window and Central Heating Radiator. Built in Robe.

## Bedroom Three 8'24 x 7'58 (3.05m x 3.61m)

Upvc Double Glazed Window and Central Heating Radiator. Built in Robe.

## Bathroom

Two Upvc Double Glazed Windows and Ladder Style Radiator. New White Three Piece Suite comprising of Panelled Bath with Rainfall Shower Head, Wash Basin with Vanity Unit and Storage and wc.

## External

Enviable Corner Plot with Lawned Gardens to the side and rear with Borders and Decked Patio Area. Imprinted Concrete Driveway offering Ample Parking to the Front of the Property.

Please note that we do not know the condition of the gas appliances or heating systems mentioned in these sales particulars.

All fixtures and fittings in the property are excluded unless otherwise stated.

Photographs are reproduced for general information and it must be inferred that any item is not included for sale with the property.

THINKING OF SELLING? For a Free Valuation of your property without obligation contact: SHARP ESTATE AGENTS on 01254 387001. All viewings are carried out under Goverment guidelines. Please wait in your car until instructed it is safe to enter the property, only 1 person per viewing, please wear gloves, masks and use hand sanitiser were possible.

