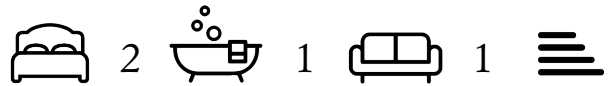




8 Thwaites Road

Oswaldtwistle, Accrington, BB5 4QU

£99,950



A Spacious Two Bedroom First Floor Maisonette offering the added benefits of a Private Rear Garden and Driveway providing off-road parking for multiple cars. Ideally suited to first-time buyers, couples or investors, this well-appointed property is offered for sale with ****NO ONWARD CHAIN****. The accommodation benefits from uPVC Double Glazing, Gas Central Heating, a Modern Fitted Kitchen and Bathroom Suite. The layout comprises an Entrance with Staircase leading to the First Floor Hallway, a Spacious Lounge, a Fully Fitted Cream High Gloss Kitchen, Two Good-Sized Double Bedrooms and a Three-Piece White Bathroom Suite. Externally, the property boasts a Private Rear Garden, Driveway providing parking for multiple vehicles and a useful Garden Shed. ****An excellent opportunity to purchase a spacious home with the added advantage of private outdoor space and off-road parking, with no onward chain.****



Hallway

Central heating Radiator. Stairs from the Entrance.

Lounge 15'02 x 17'10 x 10'07 (4.62m x 5.44m x 3.23m)

UPVC Dpouble Glazed Bay Window and Two Central Heating Radiators. Fire Surround and Hearth.

Kitchen 9'40 x 9'61 (2.74m x 2.74m)

Two UPVC Double Glazed Windows and Central Heating Radiator. Modern High Gloss Cream Coloured Fitted Kitchen with Wall and Base Units, Complimentary Work Surfaces and Tile Surrounds. Electric Oven. Inset Sink. Plumbing for Washing Machine.

Bedroom One 10'81 x 12'77 (3.05m x 3.66m)

UPVC Double Glazed Window and Central Heating Radiator. Built in Storage.

Bedroom Two 12'89 x 9'68 (3.66m x 2.74m)

UPVC Double Glazed Window and Central Heating Radiator.

Bathroom

UPVC Double Glazed Window and Central Heating Radiator. Three Piece White Suite Comprising of Panelled Bath with Shower Fitment, Wash Basin and WC. Fully Tiled Walls.

External

Front Access. Rear Garden and Driveway with Off Road parking for for Multiple Cars. Useful Storage Shed.

Disclaimer 1

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

Disclaimer 2

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

Disclaimer 3

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

Can we help..

THINKING OF SELLING? For a Free Valuation of your property without obligation contact: SHARP ESTATE AGENTS on 01254 387001.

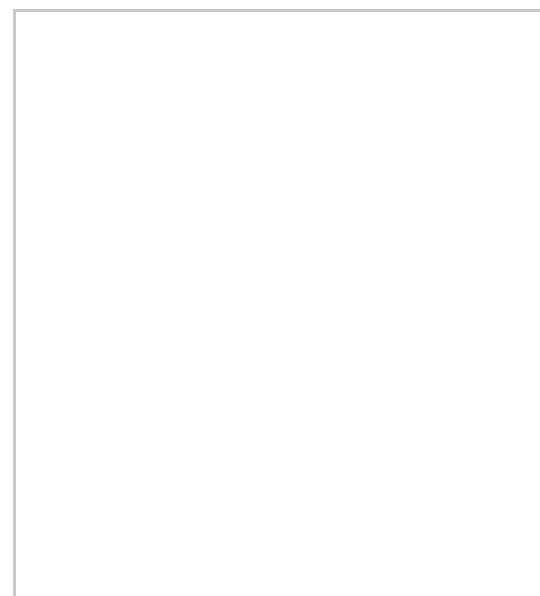
AML

****Anti-Money Laundering (AML) Checks**** – To help keep the buying process safe and secure, we are required by law to carry out Anti-Money Laundering (AML) and identity checks for all purchasers. Once your offer has been accepted, a fee of ****£48.00 (including VAT) per purchaser**** will be payable to cover the cost of these mandatory checks. Completing them promptly helps avoid delays and allows your purchase to progress as smoothly as possible.

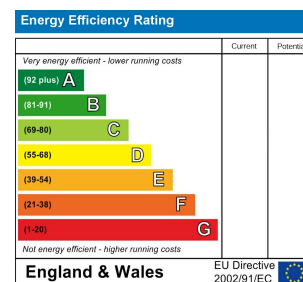
Area Map



Floor Plans



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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