



## 2 bed terraced house to buy in

Oswaldtwistle, Accrington, Lancashire,  
BB5 4NB

**£80,000** Starting Bid

 x 2  x 1  x 2

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Garden fronted stone built terrace
- ✓ Situated in the sought after West End area of Oswaldtwistle
- ✓ Two bedrooms - with potential to put back into a three bedroom
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

This attractive two bedroom garden-fronted stone terrace is located in the highly sought after West End area of Oswaldtwistle. Well presented throughout, the property offers spacious and flexible accommodation, making it an ideal first time buy or investment opportunity.

The ground floor features a large open plan double reception room, providing ample space for both living and dining areas, while the recently kitchen is finished to a modern standard and offers plenty of storage and workspace. Upstairs, there are two generously sized bedrooms, with the potential to convert the layout back into three bedrooms if desired.

The property is offered with no onward chain, allowing for a smooth and speedy purchase. Located close to well-regarded schools, local amenities, and transport links, this home is perfectly positioned for families and professionals alike.

Externally, the property benefits from a charming garden frontage, enhancing its kerb appeal and providing a welcoming approach. To the rear, there is a private and enclosed yard, ideal for outdoor seating or entertaining during the warmer months. The yard also includes a useful storage shed, perfect for garden tools, bicycles, or additional storage needs.

With its convenient location and well-maintained exterior, this property offers an excellent balance of indoor comfort and practical outdoor living. Early to fully appreciate all that this delightful home has to offer. EPC Rating: D

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 857

Price: Starting Bid £80,000

Property Type: Terraced House

Parking: On Street

Year built: 1895

Construction materials: Stone built

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

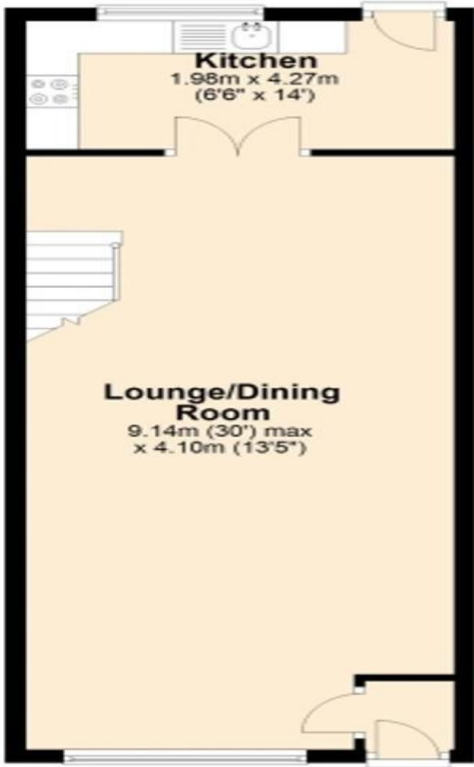
Electric: National Grid

Water: Direct mains water

Water meter: No

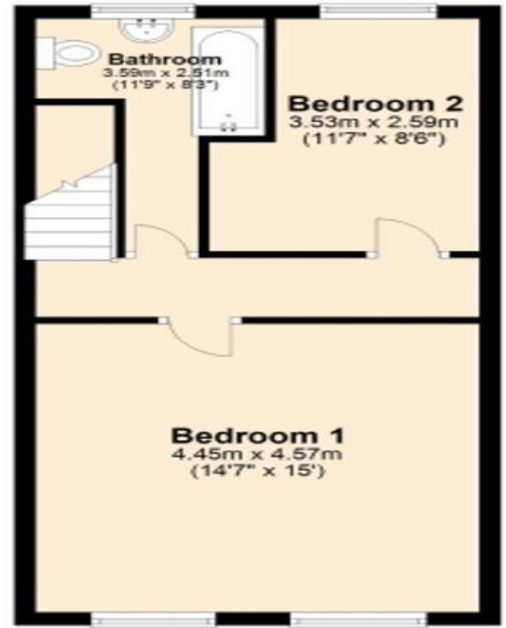
Sewerage: Standard UK domestic

Air conditioning: No



**Ground Floor**

Approx. 46.4 sq. metres (498.9 sq. feet)



**First Floor**

Approx. 40.0 sq. metres (430.1 sq. feet)

**Total area: approx. 86.3 sq. metres (929.0 sq. feet)**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Oswaldtwistle, Accrington, Lancashire, BB5 4NB

Contact your local branch today for more information on this property:

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

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