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ESTATE AGENTS



Aspen Fold, Accrington

**** BEAUTIFULLY PRESENTED FAMILY HOME WITH BREATHTAKING VIEWS ****

Are you looking for the perfect family home... Then look no further! Curtis Law Estate Agents are proud to welcome to the market this incredible four bedroom detached home in the sought after area of Oswaldtwistle. Truly ticking all the boxes, this property benefits from a cosy reception room, open plan kitchen and dining room, en-suite to the master bedroom, extensive rear garden and a detached garage. Furthermore, there are incredible rural landscapes surrounding the property providing enviable scenic views. A credit to the homeowners, this exquisite home flows with neutral decor and has been maintained to the highest standard with modern fixtures and fitting.

Situated in Oswaldtwistle, this superb home has abundance of amenities right on the doorstep including supermarkets, restaurants, beauticians and well established schools. There are strong network links to Blackburn Town Centre, Darwen, Preston and beyond. In addition, White Ash & Foxhill Playing Fields are just a three minute drive making this the perfect home for a family.

Contact with our sales team to arrange a viewing on this beautiful family home!

- Detached Family Home
- Beautifully Presented
- Spacious Reception Room
- Open Plan Kitchen/ Dining Area
- Four Good Sized Bedrooms
- En-Suite To Master
- Breathtaking Field Views
- Driveway And Detached Garage
- Council Tax Band D
- Freehold

Offers in the region of £279,950

Aspen Fold, Accrington

Ground Floor

Entrance

UPVC double glazed frosted door leads to the hall.

Hall

12'7" x 6'5" (3.86m x 1.96m)

UPVC double glazed window, coving to ceiling, ceiling light fitting, meter cupboard, smoke alarm, under-stair storage with fitted burglar alarm, removable wireless programmable room thermostat, central heating radiator, wood effect flooring. Welcoming hallway leading to a spacious reception room, modern fitted kitchen and downstairs WC. Stairs leading up to the first floor.

Downstairs WC

6'5" x 4'1" (1.98m x 1.27m)

UPVC double glazed frosted window, two piece suite comprising; low base WC, full pedestal wash basin with traditional taps, part tiled elevations, central heating radiator, ceiling light fitting, wood effect flooring.

Reception Room

16'4" x 11'8" (4.98m x 3.58m)

UPVC double glazed window, UPVC double glazed patio doors to the rear, coving to ceiling, feature electric fireplace with stone with marble effect hearth and surround, television point, two feature wall lights, ceiling light fitting, central heating radiator, carpet flooring.

Kitchen/ Dining Room

18'0" x 11'6" (5.49m x 3.51m)

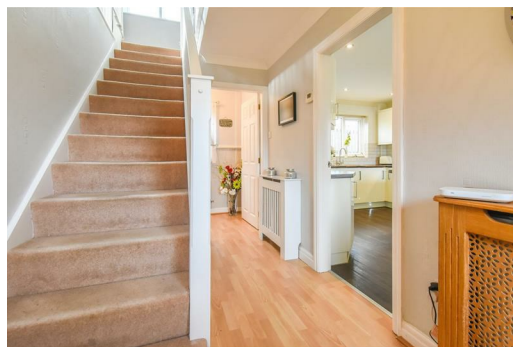
UPVC double glazed bay window, UPVC double glazed frosted door to the rear, a range of cream wall and base units with wood effect and heat resistant surfaces, inset stainless steel one and a half sink and drainer with mixer taps, integrated double electric combination/ fan oven with ceramic four ring induction hob and extractor hood, integrated fridge and freezer, integrated dishwasher, integrated washing machine, tiled splashbacks, Worcester combi boiler, central heating radiator, coving to ceiling, ceiling spotlights, wood effect flooring.

First Floor

Landing

10'9" x 10'0" (3.30m x 3.07m)

UPVC double glazed picture window overlooking rural countryside views, coving to ceiling, ceiling light fitting, over-stairs airing cupboard, smoke alarm, loft access (partly boarded and fully insulated), doors leading to four good sized bedrooms and a three piece bathroom suite.



Bedroom One

11'6" x 11'5" (3.51m x 3.48m)

UPVC double glazed window, coving to ceiling, fitted wardrobes, ceiling light fitting, central heating radiator, carpet flooring, door to en-suite.

En-Suite

6'2" x 5'6" (1.88m x 1.70m)

UPVC double glazed frosted window, three piece suite comprising of: low basin WC, pedestal wash basin with traditional taps, enclosed shower cubicle with mains feed overhead shower, chrome central heating towel rail, fully-tiled elevations, tiled flooring.

Bedroom Two

11'8" x 7'10" (3.56m x 2.39m)

UPVC double glazed window, central heating radiator, ceiling light fitting, central heating radiator, carpet flooring.

Bedroom Three

8'5" x 8'2" (2.57m x 2.49m)

UPVC double glazed window, central heating radiator, ceiling light fitting, carpet flooring,

Bedroom Four

6'9" x 6'5" (2.08m x 1.98m)

UPVC double glazed window, central heating radiator, ceiling light fitting, carpet flooring,

Bathroom

6'0" x 5'8" (1.85m x 1.75m)

UPVC double glazed frosted window, three piece suite comprising of: low basin traditional front mount WC, pedestal wash basin with traditional taps, panel bath with mains feed overhead shower, chrome central heating towel rail, fully-tiled elevations, wood effect flooring.

External

Front

Laid to lawn garden front, detached garage and driveway providing off-road parking for multiple vehicles.

Rear

Extensive south facing, laid to lawn garden with paved patio and bedding area.

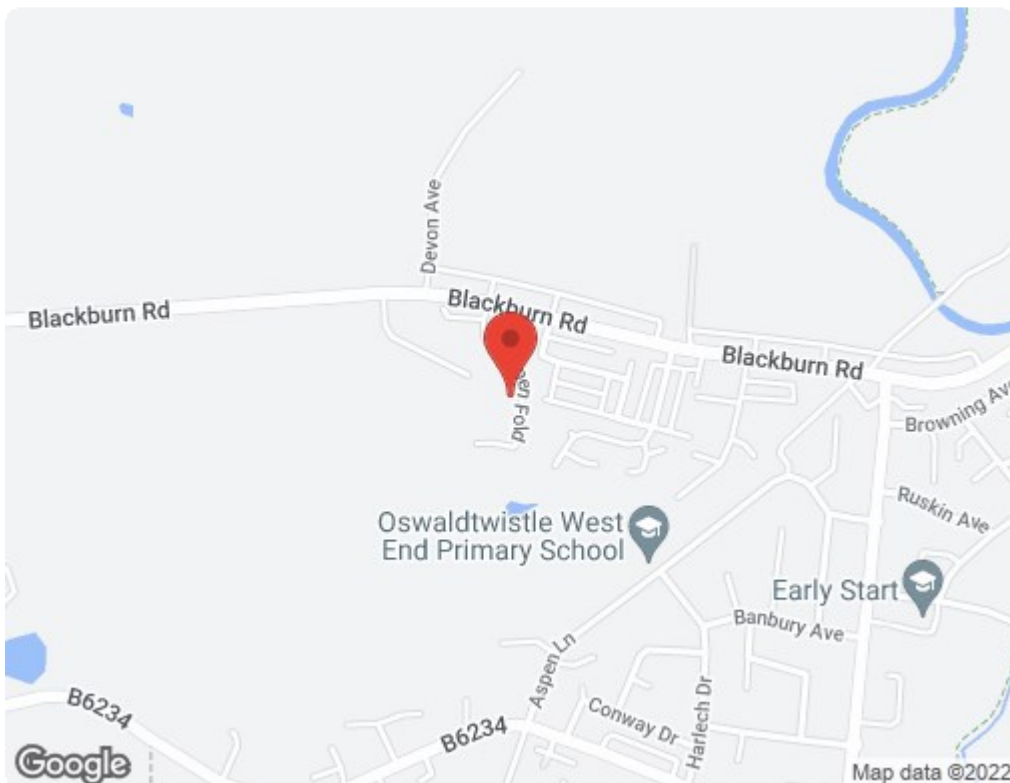
Garage



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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