



*39 Fielding Lane  
Oswaldtwistle*

*Offers in the Region of: £229,950*

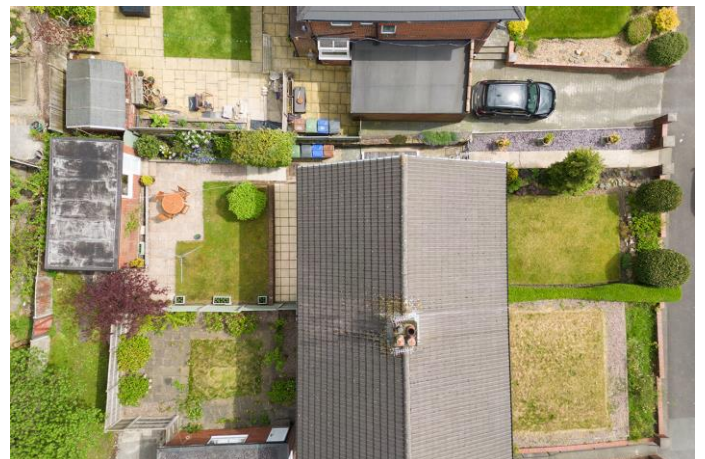


**Pendle Hill  
Properties**



39 Fielding Lane, Oswaldtwistle  
£229,950 Offers in the  
Region of

A well-presented three-bedroom semi-detached property close to local amenities briefly comprises a lounge, kitchen /dining room, three bedrooms, bathroom, WC, rear and front garden, and a garage.



## LOUNGE

A spacious lounge briefly comprises a gas fire with mantle, carpeted flooring, wall mounted and ceiling light points, a radiator, and a large, double-glazed bay window to front.

## KITCHEN/DINING ROOM

A fully fitted kitchen with a range of base and wall-mounted units with complimentary laminate wood worktops briefly comprises a four-ring gas hob with overhead extractor, stainless steel sink with drainers and mixer tap, integrated fridge-freezer, oven, space for a washing machine and dryer, laminate wood flooring, ceiling spotlights, and a large double-glazed window to the rear.

The dining room briefly comprises of a radiator, laminate wood flooring, ceiling light point, and double-glazed glass doors opening into the garden.

## BEDROOM ONE

Located on the first floor, the bedroom one boasts laminate wood flooring, a ceiling light point, a radiator, and a double-glazed bay window to the front.

## BEDROOM TWO

A spacious double bedroom briefly comprises laminate wood flooring, a ceiling light point, a radiator, and a large, double-glazed window to the rear of the property.

## BATHROOM

The bathroom briefly comprises tiled flooring, bath with an overhead shower attachment, a pedestal sink, a towel warmer, ceiling spotlights, and a frosted window to the side.

## WC

The separate WC comprises of tiled flooring, low-level WC, a ceiling light point, and a frosted window to the side of the property.

## BEDROOM THREE

The third bedroom boasts laminate wood flooring, a radiator, Ceiling light point and a double-glazed window to the front.

## EXTERNAL

To the rear of the property is a patio area with a garden, providing access to the garage.

To the front of the property is a garden boasting mature shrubs.

## ADDITIONAL INFORMATION

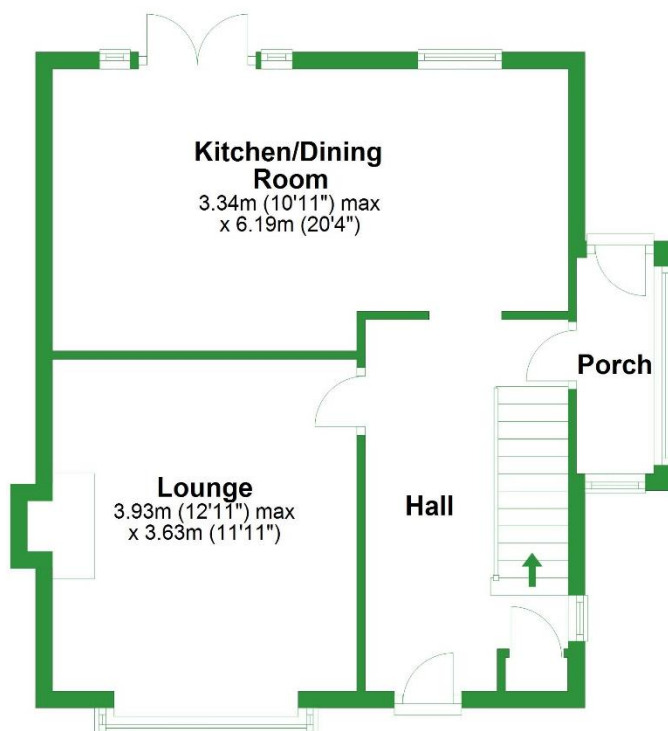
Tenure = Leasehold, £5 rent, 934 years remaining.

Council Tax Band = C



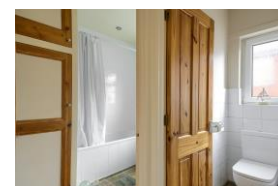
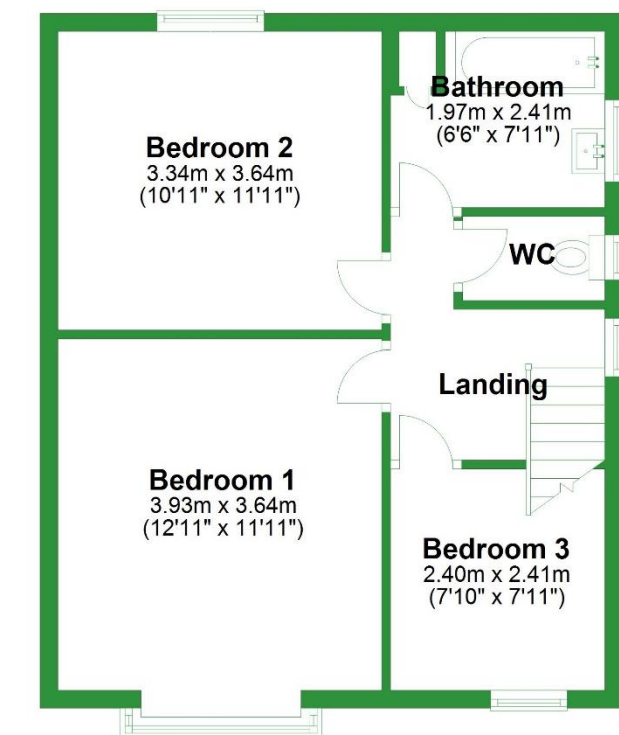
## Ground Floor

Approx. 48.3 sq. metres (519.5 sq. feet)



## First Floor

Approx. 45.4 sq. metres (488.8 sq. feet)



Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out nor the services, appliances, and fittings have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).



**Pendle Hill  
Properties**

**Read:** 154 Whalley Road Read BB12 7PN 01282 772048

**Longridge:** 74 Berry Lane Longridge PR3 3WH 01772 319421

**e.** [info@pendlehillproperties.co.uk](mailto:info@pendlehillproperties.co.uk)

**w.** [www.pendlehillproperties.co.uk](http://www.pendlehillproperties.co.uk)