



Union Road, Oswaldtwistle Offers over £109,950

- Business Opportunity
- Mid Terrace House
- Shop Fronted
- Three Bedrooms
- Lounge, Fitted Kitchen
- Cellar
- Rear Yard with Bar
- Beautifully Presented
- Viewing Recommended

INTRODUCTION

****HOMELY TERRACED PROPERTY WITH BUSINESS OPPORTUNITY****

This deceptively spacious three-bedroomed property located in the centre of the popular area of Oswaldtwistle, is handy for local amenities and school links, convenient for commuter routes and offers the unique opportunity to own and manage the convenience store located at the front of this property.

With three good-sized bedrooms, privacy of the house, and a good-sized shop front located on the main street, this property would ideally suit a couple or family looking for a unique opportunity to purchase a spacious family home and a small profit-making business.

Guiding you through the property; the front door of the shop leads from the main road onto the shop floor, with ample shelving and cool storage for a variety of stock, and a door allowing access to the reception room of the house. The spacious and welcoming reception room leads to a cosy fitted kitchen and stairs to the first floor, where you will find two double bedrooms, a third single bedroom, and a three-piece family bathroom, whilst the master bedroom also benefits from its own spacious three-piece en suite bathroom. Externally to the rear the property boasts an enclosed beer garden, with serving bar and space for outdoor dining furniture, perfect for hosting evenings relaxing at the outdoor bar and unwinding after shop opening hours.

For more information or to arrange a viewing please contact our Accrington team at your earliest convenience.

Ground Floor

Shop

16' x 15'4 (4.88m x 4.67m)

Hardwood front entrance door, two drinks fridges, card racks and fitted shelving, access to cellar, door to main house reception room.

Reception Room

17'1 x 12'5 (5.21m x 3.78m)

UPVC double glazed window, central heating radiator, living flame gas fire with marble effect surround and hearth and decorative mantle, coving to ceiling, television point, wood effect flooring, doors to stairs to first floor and kitchen.

Kitchen

9'5 x 7'3 (2.87m x 2.21m)

Wood framed single glazed window, wood panelled wall and base units with granite effect worktops, integrated electric oven, four ring induction hob, tiled splash backs and extractor hood, one and a half bowl sink with drainer and mixer tap, plumbing for washing machine, central heating radiator, slate tiled flooring and a hardwood rear entrance stable door.

Lower Ground Floor

Cellar

14'2 x 11'6 (4.32m x 3.51m)

Spotlights, wood effect flooring and door to storage.

First Floor

Landing

Smoke alarm, doors to three bedrooms and bathroom.

Bedroom One

17'1 x 12'3 (5.21m x 3.73m)

UPVC double glazed window, central heating radiator, fitted storage and door to en suite.

En Suite

9'9 x 7'5 (2.97m x 2.26m)

UPVC double glazed frosted window, wood panelled corner bath with overhead electric feed shower, pedestal wash basin and a low base WC unit,, central heating radiator, coving to ceiling, part tiled elevations, dado rail and shaver point.

Bedroom Two

11'3 x 10'5 (3.43m x 3.18m)

UPVC double glazed window, central heating radiator, television point, ceiling fan and fitted mirrored wardrobes.

Bedroom Three

11'4 x 6'3 (3.45m x 1.91m)

UPVC double glazed window and a central heating radiator.

Bathroom

6'6 x 4'10 (1.98m x 1.47m)

Low base WC unit, wood panelled bath and a pedestal wash basin, tiled splash backs, loft access and an extractor fan.

External

Rear

Enclosed yard with built-in bar, space for outdoor furniture and double gates to rear access road.

Agents Notes

Council Tax band A.

The property is Freehold.

