

Ramsey Road, Blackburn, Lancashire. BB2 3LY

Offers over £170,000 Freehold

FOR SALE



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Blackburn  
740, Whalley New Road, Blackburn, BB1 9BA

01254 682 470  
enquiries@stonesyoung.co.uk

## PROPERTY DESCRIPTION

**\*GORGEOUS THREE BEDROOM END TERRACE\*** Situated in Infirmary stands this delightful three bedroom home which is presented to the market. The property has been beautifully renovated to an exceptionally high standard and is set over three floors. Early viewing is highly advised for this wonderful home.

Upon entering this delightful property you are greeted by the welcoming hallway with stunning marble porcelain tiles and stairs to the first floor. The lounge is brimming with amazing décor and opens up into the second reception room with a built in media wall. The kitchen has ample space in the form of base and eye level units in a modern grey colour palette providing ample storage together with space for under counter/freestanding appliances. The units are complimented beautifully with marble effect work surfaces and splash backs there is also space for dining table. The rear door opens up on to the endearing low maintenance garden. On the first floor off the landing there are two double bedrooms along with a good sized single bedroom and a three piece shower room in white. The second floor is currently been used as a further bedroom. The property has gas central heating and double glazing throughout.

The property has been completely renovated by its current owners to an exquisite standard, all the small details have been carefully considered, Infirmary is a popular location due to the wonderful amenities. This attractive, garden fronted property boasts huge curb appeal and benefits from on street parking. Early viewing is highly advised for this superb property as high interest is expected.

## FEATURES

- Two Excellent Sized Reception Rooms
- Spacious Family Home
- Modern Decor Throughout
- Kitchen Diner
- Low Maintenance Rear Garden
- Popular Location Close To Amenities
- Freehold ; Not on a Water Meter



## ROOM DESCRIPTIONS

### Ground Floor

#### Hallway

Tiled marble flooring, ceiling coving, cupboard housing meter, stairs to first floor, panel radiator.

#### Lounge

12' 00" x 10' 08" (3.66m x 3.25m)  
Carpet flooring, vaulted ceiling with spot lights, double glazed upvc bay window, opens up into second reception room, radiator.

#### Second reception room

16' 04" x 10' 04" (4.98m x 3.15m)  
Carpet flooring, vaulted ceiling with spot lights, built in media wall, double glazed upvc window.

#### Kitchen/Diner

16' 02" x 16' 00" (4.93m x 4.88m)  
Range of fitted wall and base units with contrasting marble effect work surfaces, tiled splash backs, space for x5 ring has cooker, integral microwave, stainless steel sink and drainer, plumbed for washing machine, space for fridge freezer, island with space for breakfast bar stools, ceiling spot lights, x2 double glazed upvc windows, space for dining table.

#### Landing

Carpet flooring, stairs to attic.

#### Bedroom One

15' 08" x 14' 06" (4.78m x 4.42m)  
Double bedroom with carpet flooring, panel radiator.

#### Bedroom Two

11' 10" x 8' 11" (3.61m x 2.72m)  
Double bedroom with vinyl flooring, ceiling coving, double glazed upvc window, panel radiator.

#### Bedroom Three

10' 11" x 9' 10" (3.33m x 3.00m)  
Single bedroom with carpet flooring, double glazed upvc window, panel radiator.

### Bathroom

9' 09" x 5' 01" (2.97m x 1.55m)  
Vinyl flooring, three piece in white with mains fed shower enclosure, tiled splash backs, ceiling spot lights, double glazed upvc window, towel radiator.

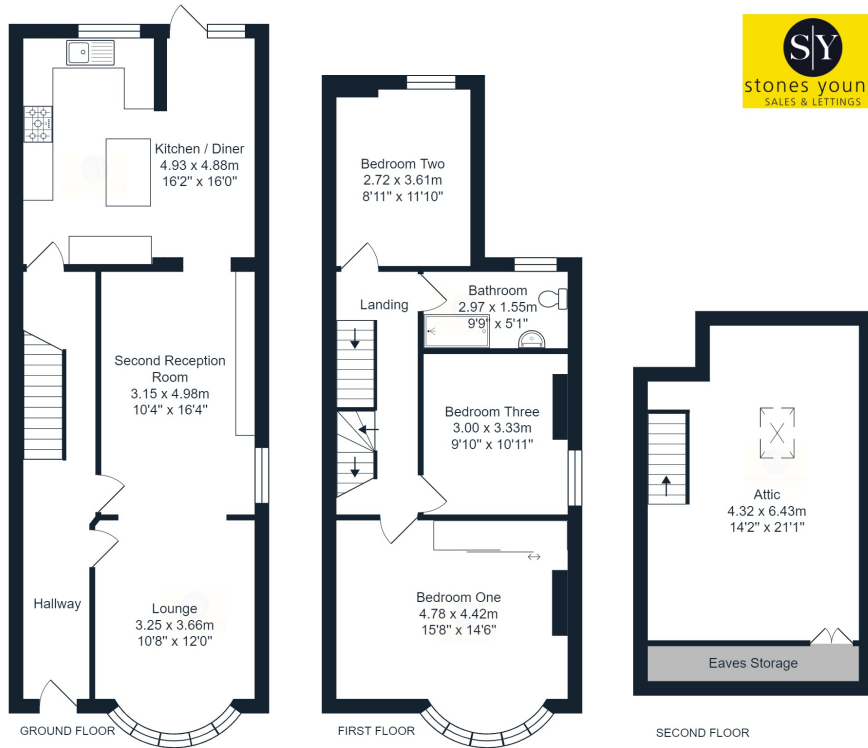
### Second floor

#### Attic

21' 01" x 14' 02" (6.43m x 4.32m)  
Carpet flooring, Velux window, panel radiator.

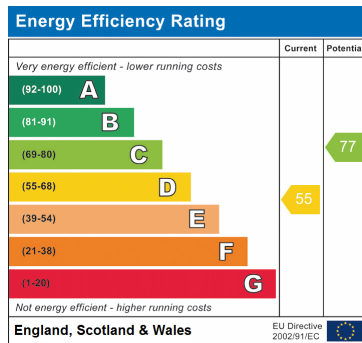


# FLOORPLAN & EPC



## Ramsey Road, Blackburn

Total Area: 148.9 m<sup>2</sup> ... 1603 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

