

Ramsgreave Road, Ramsgreave, BLACKBURN, Lancashire. BB1  
9BH

£155,000 Freehold

FOR SALE



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Blackburn  
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## PROPERTY DESCRIPTION

**\*DREAM HOME FOR A FIRST TIME BUYER IN THE RIBBLE VALLEY\*** Located on the popular Ramsgreave Road is this incredible opportunity to purchase an immaculate and luxurious home. Ramsgreave Road is just a stones throw from Brownhill amenities and the Wilpshire train station offering direct transport to Clitheroe and Manchester. The property has undergone constant improvements by the current owners with finishing characterful touches such as ceiling covings, dado rails, beautiful gas fire places and overall quality workmanship

Entering the property into the vestibule you have a tiled entrance providing an ideal space for shoes and coats. hallway, providing access to each of the rooms separately, giving the front lounge a perfect set up for a cosy snug complete with large bay window, warming tones and gas fire. The vast second reception room is flooded with light and sits adjacent to the kitchen, giving the opportunity for another living area, dining room or family space complete with high class finish. At the back of the property is the generous kitchen extension, finished to a high standard with an abundance of cupboard space, worktops and space for appliances while still leaving room for a four seater dining table.

Heading upstairs, the master bedroom sits at the front of the property and is laid out perfectly to accommodate fitted wardrobes in the alcoves while leaving space for all your bedroom furniture. The clean, fresh decor makes this space a calming atmosphere to enjoy. The second bedroom has been similarly decorated and works well as a good sized single, or office space for those working from home. The three piece family bathroom has been recently installed and tastefully decorated, ideal for peaceful nights of relaxation where you can enjoy the luxurious finishing touches. To access the attic room, the purpose built drop down ladders provide access to the space which can be utilised to suit your needs, whether it be a home office, games room, or hobby room, or just for storage.

To the front, the property is raised up from the road and there is a paved garden which is nicely set up and low maintenance. To the rear, you'll discover conveniently low maintenance south-west facing yard where you can enjoy the summer sun all afternoon.

Ramsgreave, in idyllic location in the Ribble Valley, is an enviable location within close proximity to excellent amenities which are within walking distance of this superb property. You'll find Ramsgreave and Wilpshire train station just a couple of minutes walk away, providing links into Blackburn, Clitheroe and Manchester. High interest is expected for this delightful property and so early viewing is recommended.

## FEATURES

- Professionally Decorated Throughout
- New Carpets Throughout
- Two Large Reception Rooms
- Versatile Attic Room
- Walking Distance to Train Station & Amenities
- South-West Facing Rear Yard
- Council Tax Band B
- On a Water Meter



## ROOM DESCRIPTIONS

### Ground Floor

#### Vestibule

Tiled flooring, wooden front door

#### Hallway

Carpet flooring, ceiling coving, stairs to first floor

#### Lounge

13' 11" x 11' 02" (4.24m x 3.40m)  
Carpet flooring, gas fire, uPVC double glazed bay window, panel radiator

#### Second Reception Room

15' 01" x 12' 08" (4.60m x 3.86m)  
Carpet flooring, feature fire surround, under stairs storage, uPVC double glazed window, panel radiator, TV point

#### Kitchen/Diner

13' 07" x 09' 00" (4.14m x 2.74m)  
Range of wall and base fitted units with contrasting worksurfaces, vinyl flooring, stainless steel sink and drainer, space for gas range cooker, space for fridge freezer, , plumbed for washing machine, tiled splashbacks, extractor fan, ceiling spotlights, uPVC double glazed window, uPVC double glazed back door, panel radiator

### First Floor

#### Landing

Carpet flooring, storage cupboard, stairs leading to attic

#### Bedroom 1

14' 08" x 11' 00" (4.47m x 3.35m)  
Carpet flooring, uPVC double glazed window, panel radiator

#### Bedroom 2

10' 02" x 07' 00" (3.10m x 2.13m)  
Carpet flooring, uPVC double glazed window, panel radiator

#### Bathroom

10' 02" x 07' 09" (3.10m x 2.36m)  
Three piece suite in white with WC, sink and electric shower over bath, tiled splashbacks, ceiling spotlights

#### Attic Room

14' 02" x 13' 03" (4.32m x 4.04m)  
Laminate flooring, under eaves storage, uPVC double glazed window in white, electric wall heater



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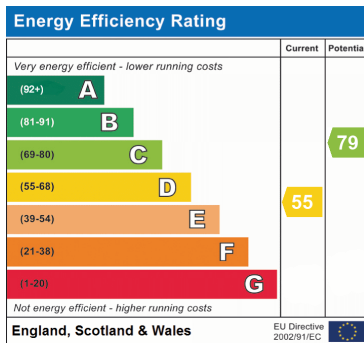


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# FLOORPLAN & EPC



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.