

Ramsgreave Drive, Blackburn, Lancashire. BB1 8LL

£215,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

**\*EXTENDED, WELL PRESENTED SEMI DETACHED PROPERTY IN SOUGHT AFTER LAMMACK LOCATION!\***  
Occupying a generous plot stands this large, versatile property, currently boasting two reception rooms, two double bedrooms and a third spacious single. Due to the coveted location and the great standard of flexible accommodation on offer, this property is expected to be popular so early viewing is essential!

Upon entering this delightful property you are greeted by a spacious hallway with stairs leading to the first floor. This flows well into the generous main reception room with a central gas fire, which is a bright and airy space thanks to the large bay window overlooking the front garden. A second well sized reception room is also available which leads on to the kitchen. In the kitchen you will find various wall and base units with contrasting work surfaces as well as plenty of space for integrated appliances. The kitchen also provides access to the rear garden. On the first floor, leading from the landing which provides access to the loft, is the 18ft master bedroom, benefitting from a conveniently located en-suite and boasting built in storage. Bedroom two is also a spacious double and the third bedroom is a comfortable single with a large bay window allowing the room to be flooded with natural light. Completing the property internally is the three piece bathroom suite with tiling from floor to ceiling. The property is heated through gas central heating and benefits from full uPVC double glazing.

Ramsgreave is a highly desirable location due to the close knit community, excellent amenities and great schools within walking distance as well as easily accessible transport links. This delightful property benefits from driveway parking suitable for three cars, leading to a single garage. The property is set back from the road and benefits from a well maintained laid to lawn garden, bordered with mature trees and hedges, providing privacy to the home. To the rear you'll discover a sizeable garden with a flagged patio and laid to lawn area. This impressive, sun filled garden provides a sublime space for the family to enjoy spending time outdoors. Early viewing is highly advised for this fantastic home!

## FEATURES

- Highly sought after Lammack location
- Envious plot with spacious gardens
- Spacious internal accommodation
- Garage & driveway parking
- Freehold
- No chain delay!
- Two double bedrooms
- Two reception rooms
- Not on a water meter
- Spacious single bedroom
- Council Tax Band D



## ROOM DESCRIPTIONS

### Ground Floor

#### Hallway

Carpet flooring, composite front door, stairs to first floor, uPVC double glazed window, cupboard housing meters, panel radiator.

#### Lounge

17' 8" x 11' 10" (5.38m x 3.61m) Gas fire in feature surround with marble hearth and wood surround, carpet flooring, picture rail, uPVC double glazed window x2, panel radiator, TV point, phone point.

#### Dining Room

17' 4" x 9' 10" (5.28m x 3.00m) Carpet flooring, under stairs storage housing boiler and storage cupboard, uPVC double glazed stained glass window x3 and doors into kitchen, panel radiator.

#### Kitchen

13' 0" x 9' 10" (3.96m x 3.00m) Range of fitted wall and base units and contrasting work surfaces, integral electric oven and gas hob, extractor fan, plumbed for washing machine, space for chest freezer, granite single bowl sink and drainer, tiled splashbacks, integral fridge, vinyl tiled flooring, uPVC double glazed window and composite door to rear, Myson fan gas heater.

### First Floor

#### Landing

Carpet flooring, loft access, built in storage cupboard housing water tank, uPVC double glazed window.

#### Master Bedroom

18' 10" x 9' 11" (5.74m x 3.02m) Carpet flooring, built in furniture, storage cupboard, uPVC double glazed window, panel radiator.

#### En-Suite

6' 1" x 6' 8" (1.85m x 2.03m) Three piece suite in grey with mains fed shower, tiled floor to ceiling, carpet flooring, panel radiator, uPVC double glazed frosted window.

#### Bedroom Two

11' 1" x 11' 11" (3.38m x 3.63m) Carpet flooring, picture rail, uPVC double glazed window, panel radiator.

#### Bedroom Three

8' 8" x 11' 11" (2.64m x 3.63m) Carpet flooring, uPVC double glazed window, panel radiator.

#### Bathroom

6' 1" x 9' 8" (1.85m x 2.95m) Three piece suite in white, shower enclosure with mains fed shower, tiled floor to ceiling, carpet flooring, heated towel radiator, uPVC double glazed frosted window.







# FLOORPLAN



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.