

Warrenside Close, Ramsgreave, Blackburn, Lancashire. BB1 9PE

£300,000 Freehold

FOR SALE



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Blackburn
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PROPERTY DESCRIPTION

LARGE DETACHED FAMILY HOME WITH POTENTIAL FOR EXTENSION STPP Situated upon an enviable plot with stunning views, this expansive residential property offers adaptable living accommodation that would be well suited to a growing family. An excellent sized garden can be found at the rear, that allows for further extension (subject to planning permission) whilst still being able to maintain an ample amount of garden space. Early booking is strongly advised.

This spacious property briefly comprises of: on the ground floor: a large entrance hallway with stairs leading up to the first floor, cloakroom, lounge with feature electric fire and sliding doors that open into the dining room. This overlooks stunning views with a large sliding door that leads out onto the enclosed decked balcony area! Also on the ground floor there is a kitchen that benefits from a variety of integrated appliances and breakfast bar. This leads through to the utility room that has fitted base and eye level units with space for appliances such as washing machine, tumble dryer and freezer. The first floor houses the landing that has access to the loft, the master bedroom with fitted furnishings and en-suite, a further two double bedrooms plus large single and a four piece bathroom suite in white.

To the exterior of this delightful property, driveway parking is available to the front, along with an attached single garage and laid to lawn garden. The rear boasts a sublime garden, that offers a substantial amount of external space. It features laid to lawn and patio terrain, mature plants and woodland areas including a small brook. This fantastic garden creates the perfect space for socialising with family and friends.

FEATURES

- En Suite To Master Bedroom
- Huge Potential to Extend STPP
- Two Well Proportioned Reception Rooms
- Beautiful Ramsgreave Location
- Ground Floor WC
- New Driveway in 2022.
- Manicured Gardens with Seperate Woodland Area
- Four Excellent Sized Bedrooms; Three of Which Doubles
- Four Excellent Sized Bedrooms; Three of which are Doubles



ROOM DESCRIPTIONS

Ground Floor

Hallway

Laminate flooring, ceiling coving, stairs to first floor, panel radiator.

WC

4' 09" x 4' 09" (1.45m x 1.45m)

Laminate flooring, two piece in white with vanity unit, tiled splash backs, double glazed upvc window, panel radiator.

Lounge

17' 08" x 12' 05" (5.38m x 3.78m)

Original floor boards, ceiling coving, electric fire, doors leading into dining room, TV point, phone point, panel radiator, double glazed upvc window.

Dining Room

12' 05" x 9' 06" (3.78m x 2.90m)

Original floor boards, ceiling coving, patio doors leading onto decking, panel radiator.

Kitchen

12' 11" x 11' 05" (3.94m x 3.48m)

Range of fitted wall and base units with contrasting work surfaces, Amtico flooring, tiled splash backs, x4 ring gas hob, double electric oven, plumbed for dishwasher, stainless steel sink and drainer, space for fridge, door leading into utility area, double glazed upvc window, panel radiator.

Utility Room

6' 07" x 8' 10" (2.01m x 2.69m)

Tiled flooring, space for washing machine, tumble dryer and freezer, solid wooden stable door, double glazed upvc window.

First Floor

Landing

Laminate flooring, loft access, double glazed upvc window.

Bedroom One

12' 04" x 13' 06" (3.76m x 4.11m)

Double bedroom with laminate flooring, fitted wardrobes, panel radiator, double glazed upvc windows.

En Suite

7' 05" x 3' 06" (2.26m x 1.07m)

Laminate flooring, three piece in cream, tiled floor to ceiling, frosted double glazed upvc window.

Bedroom Two

12' 05" x 9' 07" (3.78m x 2.92m)

Double bedroom with laminate flooring, double glazed upvc window, panel radiator.

Bedroom Three

11' 07" x 7' 11" (3.53m x 2.41m)

Double bedroom with laminate flooring, double glazed upvc window, panel radiator.

Bedroom Four

11' 06" x 6' 05" (3.51m x 1.96m)

Single bedroom with laminate flooring, double glazed upvc window, panel radiator.

Bathroom

7' 08" x 5' 11" (2.34m x 1.80m)

Laminate flooring, three piece in white with electric shower over bath, tiled floor to ceiling, ceiling spots, airing cupboard, frosted double glazed upvc window, panel radiator.



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.