



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
57	
EU Directive 2002/91/EC	

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Woodlands Road, Ramsbottom, BL0 0LP

Offers Over £230,000

BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME

Step into this beautifully designed three bedroom semi detached property, located in the sought after area of Edenfield. This home has been meticulously created for comfort and style. As you enter, you are greeted by an updated reception room which offers an inviting space for relaxation. The newly fitted kitchen follows which exudes charm and functionality. There are three good sized bedrooms and a newly fitted modern bathroom which provides a touch of luxury. The well-maintained enclosed rear garden boasts a fantastic space for gardening enthusiasts. Additionally, the double driveway to the front of the property provides convenient parking for you and your guests.

Comprising briefly, to the ground floor; entrance via the porch which leads directly into a welcoming hallway. The hallway has a door into the reception room and hosts the stairs to the first floor. The reception room has doors leading through into the kitchen/dining area which flows out to the rear. To the first floor is a spacious and bright landing with doors to three bedrooms and a family bathroom. Externally, to the rear is an enclosed garden with paved patio, artificial lawn and bedding areas. To the front is a driveway providing parking for numerous vehicles.

For further information or to arrange a viewing please contact our Rawtenstall office at your earliest convenience. To preview properties coming to the market with Keenans please follow our social media platforms Facebook Keenans Estate Agents and Instagram @keenans.ea

Woodlands Road, Ramsbottom, BL0 0LP

Offers Over £230,000



- Beautifully Presented Semi Detached Property
- Newly Fitted Kitchen
- Double Driveway
- EPC Rating D
- Three Bedrooms
- Updated to Highest Standard Throughout
- Tenure Freehold
- Three Piece Bathroom
- Well Maintained Rear Garden
- Council Tax Band B

Ground Floor

Front
Off road parking.

Entrance Porch

4'8 x 4'7 (1.42m x 1.40m)

UPVC front door, two UPVC double glazed windows, tiled flooring and door to hall.

Hall

4'6 x 3'7 (1.37m x 1.09m)

Door leading to reception room and stairs to first floor.

Reception Room

16 x 12'8 (4.88m x 3.86m)

UPVC double glazed window, central heating radiator, television point, part wood panel elevations, original wood flooring and door to kitchen.

Kitchen

17'8 x 15'10 (5.38m x 4.83m)

Two UPVC double glazed windows, upright central heating radiator, central heating radiator, mix of wall and base units, laminate worktops, composite one and a half bowl sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, tiled effect splashbacks, space for fridge freezer, plumbing for washing machine and dryer, tiled flooring, open to dining area and UPVC double glazed French doors to rear.

First Floor

Landing

UPVC double glazed window, doors leading to three bedrooms and bathroom.

Bedroom One

13 x 9'9 (3.96m x 2.97m)

UPVC double glazed window, central heating radiator, fitted wardrobes and wood effect laminate flooring.

Bedroom Two

11'9 x 8'11 (3.58m x 2.72m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Bedroom Three

9 x 8 (2.74m x 2.44m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Bathroom

6'3 x 5'4 (1.91m x 1.63m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, tiled panel bath with mixer tap and overhead direct feed shower, vanity top wash basin with mixer tap, fully tiled elevations, spotlights and tiled flooring.

Exterior

Rear

Enclosed harden with paved patio, artificial lawn and bedding areas.



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