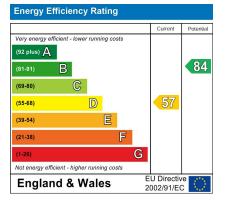


# Dining Area Reception Room Hall



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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.









# 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 fouch 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 pulses.

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
   Three Bedrooms
- Newly Fitted Kitchen
- Double Driveway
- EPC Rating D

- Updated to Highest Standard Throughout
- Tenure Freehold

**Front** Off road parking.

- Three Piece Bathroom
- Well Maintained Rear Garden
- Council Tax Band B

### **Ground Floor**

## **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.

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

### **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

### **First Floor**

### Landing

UPVC double glazed window, doors leading to three bedrooms and

### **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

### **Bedroom Three**

9 x 8 (2.74m x 2.44m)

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**

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















