

curtis law

ESTATE AGENTS



Paris, Ramsgreave

*** ATTRACTIVE TWO BEDROOM COTTAGE IN SEMI - RURAL SETTING ***

Set within a highly desirable and picturesque area of the Ribble Valley sits this charming two bedroom terraced cottage. Boasting scenic countryside views to the front and offering a beautifully decorated interior with a blend of original periodic features and modern furnishings, this property benefits from an open plan living room and kitchen, two double bedrooms, a recently renovated bathroom suite, private rear courtyard and parking spaces for two vehicles. This gorgeous home would be perfectly suited to first time buyers looking for a 'ready to move into' house or someone who is needing to downsize.

This property is situated in Ramsgreave and benefits from being close to an abundance of local amenities such as the Co-Op, beauty salons, doctors, bakeries, pubs, a petrol station and so much more! There are also well regarded schools nearby including Salesbury Church of England Primary School, St Gabriels C Of E Primary School and Pleckgate High School.

For commuters, Ramsgreave & Wilpshire train station is a minutes walk away providing transport to Blackburn, Bolton, Clitheroe and Manchester. Junction 6 of the M65 is a ten minute drive offering easy access to the surrounding towns and cities.

This property is truly a must view so get in contact with our sales team today to arrange a viewing!

- Idyllic Terraced Cottage
- Ribble Valley Location
- Modern Open Plan Living Room & Kitchen
- Two Good Sized Bedrooms
- Council Tax Band B
- Recently Renovated Bathroom Suite With Underfloor Heating
- Freehold
- Picturesque Countryside Views
- Two Parking Spaces With Electric Charging Port

Fixed asking price £199,950

Paris, Ramsgreave

Ground Floor

Entrance Porch

4'6" x 3'3" (1.39m x 1.00m)

Composite front door to porch, uPVC double glazed arched window, door to living room.

Living Room

13'3"12'9" (4.06m3.91m)

UPVC double glazed window, LED ceiling spotlights, central heating radiator, exposed wood beams, feature fireplace point with exposed brick and wood burner, television point, open access to kitchen, stairs to first floor, wood effect laminate flooring.

Kitchen

16'4" x 7'1" (4.98m x 2.16m)

Two uPVC double glazed windows, a range of grey wall and base units with granite effect worktops, part black tiled splash backs, inset stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, under counter built in fridge freezer, space for dishwasher, newly installed 'Worcester' combi boiler housed in wall unit, door to utility cupboard housing washing machine, space for dining set, LED ceiling spotlights, central heating radiator, exposed wood beams, stable styled door to rear garden, wood effect laminate flooring.

First Floor

Landing

12'0" x 2'7" (3.67m x 0.80m)

UPVC double glazed window, LED ceiling spotlights, central heating radiator, smoke alarm, 'Warmup' smart thermostat, doors to two double bedrooms and contemporary three piece bathroom suite, carpeted flooring.

Bedroom One

13'6" x 13'1" (4.13m x 3.99m)

UPVC double glazed window, LED ceiling spotlights, central heating radiator, built in wardrobes, carpeted flooring.

Bedroom Two

7'10" x 7'1" (2.39m x 2.16m)

UPVC double glazed window, ceiling light fitting, central heating radiator, inset shelves, carpeted flooring.



Bathroom

7'10" x 4'1" (2.39m x 1.25m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: wall mounted close coupled WC with dual flush and inset shelf above, wood effect vanity wash basin with waterfall effect mixer tap, tiled panel bath with mains feed waterfall effect shower, full tiled elevations, LED ceiling spotlights, chrome central heating towel rail, tiled flooring with underfloor heating.

External

Front

Private parking for up to two vehicles, electrical charging point, stone wall with gated access to front door, garden fronted with flagged patio.

Rear

Low maintenance, enclosed courtyard, steps leading up to flagged patio, stone walls, gated access to the front.

Agents Notes

Freehold

Council Tax Band B - Ribble Valley

Smart Meters

LED Lighting - Re-wired

Recently Installed 'Worcester' Combi Boiler

Bathroom Recently Renovated With Underfloor Heating

Newly Installed Log Burner

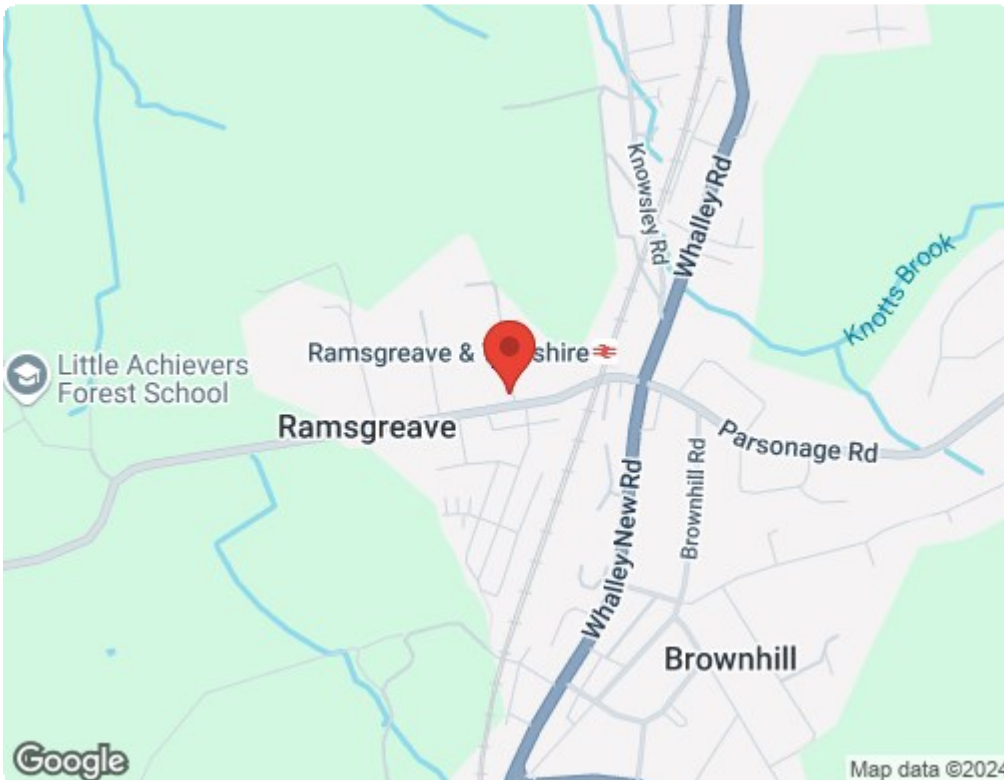
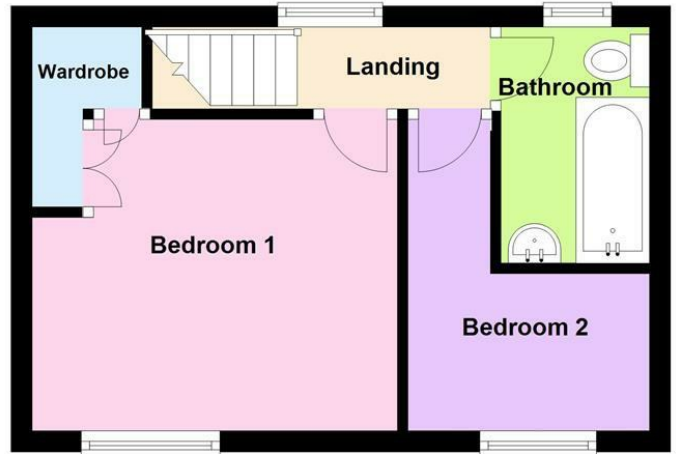
Redecorated Throughout



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC