



## 42 Moorfield Avenue, Ramsgreave

£145,000 Freehold

**\*Stunning 2 bed terraced home in Ramsgreave\*** Excellent condition, stylish decor, spacious lounge, modern kitchen, lovely garden, close to amenities and transport links. High interest expected, book a viewing now!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





*\*WELL PRESENTED TERRACED HOME IN RAMSGREAVE\** Stones Young are thrilled to present to the market this beautiful two double bedroom terraced property. The property is finished to an excellent standard offers both generous and stylish accommodation throughout.

Entering the property into the vestibule you are greeted by the hallway which has stairs leading up to the first floor. The neutrally decorated lounge is filled with natural light provided by the large bay window and presents a wonderful space to relax. The second reception room is also neutrally decorated and could be utilised as a second living space or dining room. The kitchen provides ample storage space in the form of base units with solid Beech wood work surfaces and spaces for under counter/free standing appliances. The first floor off the landing is the spacious master bedroom along with an excellent sized second double bedroom with dual aspect windows overlooking the rear garden. The final addition to the property is the three piece shower room in white. The property has been renovated to a high standard - all rooms have been re plastered and decorated, new carpets and flooring, new kitchen, bathroom, heating system and full electrics.

To the front there is a gravelled garden. To the rear, you'll discover a laid to lawn garden and a flagged patio which is a real suntrap in the Summer months and is a great space for the family to enjoy the outdoors there is also two outbuildings which benefits from a water supply and power for a washing machine and tumble dryer.

Ramsgreave, an idyllic location in the Ribble Valley, is an enviable location within close proximity to excellent amenities which are within walking distance of this superb property. You'll find Ramsgreave and Wilpshire train station just a couple of minutes walk away, providing links into Blackburn, Clitheroe and Manchester. High interest is expected for this delightful property and so early viewing is recommended.



**Vestibule**

Upvc front door.

**Hallway**

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

**Lounge**

Laminate flooring, ceiling coving, panel radiator, TV point, double glazed upvc window.

**Second Reception Room**

Laminate flooring, panel radiator, under stairs storage, single glazed wooden window.

**Kitchen**

Range of fitted base units with solid Beechwood work surfaces, viny flooring, x4 ring electric hob, electric oven, extractor fan, sink, space for fridge freezer, plumbing for slim line washing machine, cupboard housing boiler, wooden door leading into the lean to, panel radiator.

**Landing**

Carpet flooring

**Bedroom 1**

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

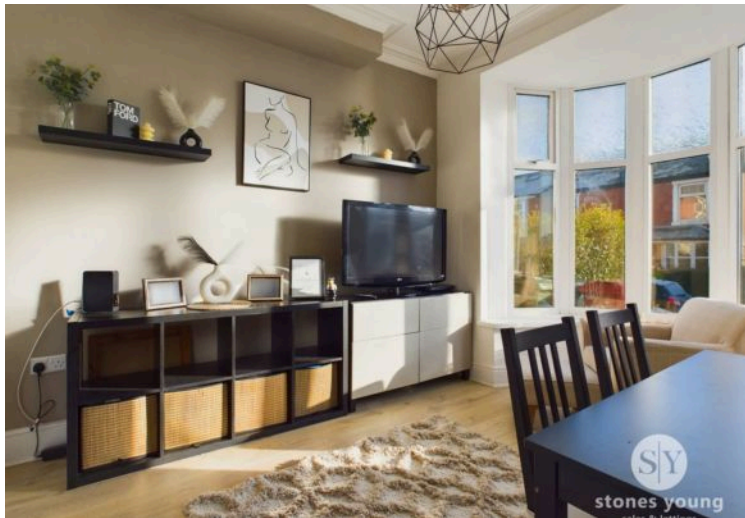
**Bedroom 2**

Double bedroom with carpet flooring, two double glazed upvc windows, panel radiator.

**Bathroom**

Vinyl flooring, three piece in white with mains fed shower, panel radiator.







**Approximate total area<sup>(1)</sup>**  
742.93 ft<sup>2</sup>

**Reduced headroom**  
1.72 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**  
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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