



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			82
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Ramsgreave Drive, Blackburn, BB1 8LS

Offers Over £225,000

THE PERFECT FAMILY HOME WITH NO CHAIN DELAY

Not being overlooked and benefitting from enviable gardens, three generously sized bedrooms and bursting with potential, this exceptional three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Blackburn. A complete blank canvas, this property, once updated, has the potential to be the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Preston, Clitheroe, Chorley and major motorway links. With ample off road parking, detached garage and spacious living areas, this property is the dream home!

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms, utility room and staircase to first floor. The utility room leads on to a kitchen. The first floor comprises of doors on to three generously sized bedrooms and a three-piece family bathroom. Externally there is an enclosed, generously sized, garden to the rear with laid to lawn, paving, bedding and access to a detached garage. To the front there is a laid to lawn garden with bedding areas and ample off road parking.

For further information or to arrange a viewing please contact our Blackburn team at your earliest convenience.

Ramsgreave Drive, Blackburn, BB1 8LS

Offers Over £225,000



- Tenure Freehold
- Ample Off Road Parking With Tarmac Driveway
- Access To A Detached Garage
- Easy Access To Major Network Links
- Council Tax Band C
- No Chain Delay
- Two Reception Rooms
- EPC TBC
- Spacious Three Bedroom Semi Detached Property
- Enclosed Enviably Rear Garden

Ground Floor

Entrance

UPVC double glazed frosted door to vestibule.

Vestibule

3'9 x 3'2 (1.14m x 0.97m)

Tiled floor, hard wood single glazed frosted door to hall.

Hall

14'3 x 6'11 (4.34m x 2.11m)

UPVC double glazed frosted window, central heating radiator, doors to two reception rooms, utility room and stairs to first floor.

Reception Room One

13'6 x 12'11 (4.11m x 3.94m)

UPVC double glazed bow window, central heating radiator, coving, gas fire with limestone hearth and surround and television point.

Reception Room Two

11'2 x 10'2 (3.40m x 3.10m)

UPVC double glazed window, central heating radiator, integrated shelving and storage, under stairs storage.

Utility Room

7'11 x 6'11 (2.41m x 2.11m)

UPVC double glazed window, laminate wall units, space for fridge and freezer, plumbed for washing machine and dish washer, lino flooring and open to kitchen.

Kitchen

9'1 x 7'5 (2.77m x 2.26m)

UPVC double glazed window, central heating radiator, range of laminate wall and base units, tiled effect laminate surface, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, space for oven, integrated storage pantry with Worcester boiler, tiled effect lino, hard wood single glazed security door and UPVC door to rear.

First Floor

Landing

10'5 x 6'3 (3.18m x 1.91m)

Over door integrated storage, doors to three bedrooms and bathroom.

Bedroom One

12'11 x 11'9 (3.94m x 3.58m)

UPVC double glazed bow window, central heating radiator and picture rail.

Bedroom Two

9'11 x 7'8 (3.02m x 2.34m)

UPVC double glazed window, central heating radiator and overhead integrated storage.

Bedroom Three

17'11 x 6'10 (5.46m x 2.08m)

UPVC double glazed window, central heating radiator, fitted wardrobe, overhead storage, integrated desk and shelving.

Bathroom

7'8 x 7'5 (2.34m x 2.26m)

Aluminium frame double glazed frosted window, central heating radiator, three piece suite, panel bath with electric feed shower, pedestal wash basin, low bowl WC, tiled elevation PVC panel elevation, integrated linen cupboard, loft access with pull down ladder (partially boarded with lighting) and tiled effect lino.

External

Front

Laid to lawn garden with bedding areas and off road parking.

Rear

Enclosed garden with laid to lawn, bedding, paving, mature shrubs and trees, access to detached garage.

