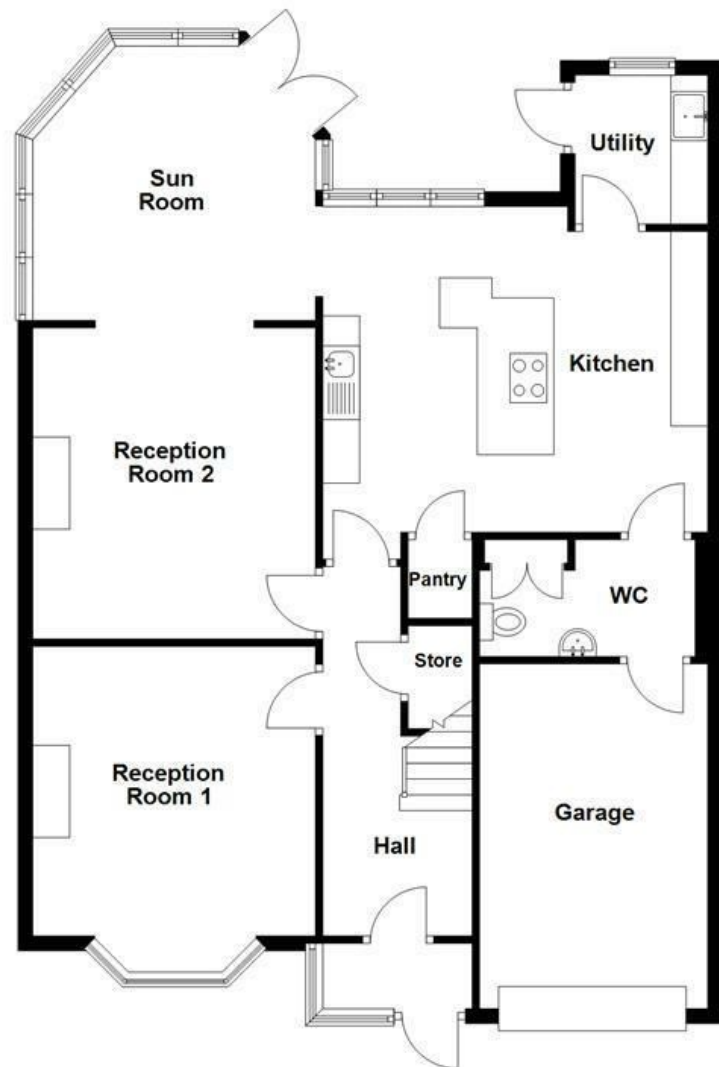
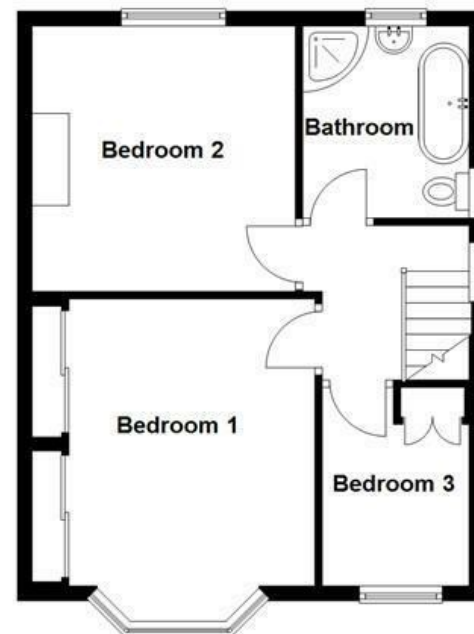


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	73
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.

Walden Road, Ramsgreave, BB1 9PQ

£325,000

THREE BEDROOM FAMILY HOME WITH A STUNNING OPEN PLAN KITCHEN AND SUN ROOM

Nestled on the charming Walden Road in Ramsgreave, Blackburn, this gorgeous three-bedroom semi-detached family home offers a perfect blend of modern living and comfort. Spanning an impressive 1,378 square feet, the property is ideal for a growing family seeking their dream abode in a sought-after location.

Upon entering, you are greeted by a beautifully presented living room at the front of the house, providing a warm and inviting space for relaxation. The heart of the home is undoubtedly the stunning modern kitchen, which seamlessly opens into a delightful sun room. This unique feature wraps around to the second reception room, creating an airy and light-filled environment perfect for entertaining or enjoying family time.

The three well-proportioned bedrooms provide ample space for rest and privacy, while the bathroom is conveniently located to serve the needs of the household. The property is well-positioned for easy access to nearby amenities, ensuring that daily conveniences are just a stone's throw away. Additionally, its proximity to the M65 network makes commuting to neighbouring towns such as Blackburn and Clitheroe both straightforward and efficient.

This home is not just a property; it is a sanctuary for families looking to create lasting memories in a vibrant community. With its modern features and prime location, this semi-detached house is a must-see for anyone in search of a welcoming family home.

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Walden Road, Ramsgreave, BB1 9PQ

£325,000

 3  1  3  D

- Exquisite Semi Detached Property
 - Stunning Fitted Kitchen
 - Off Road Parking and Garage
 - EPC Rating D
- Three Bedrooms
 - Abundance of Living Space
 - Tenure Freehold
- Four Piece Bathroom Suite
 - Extensive Rear Garden
 - Council Tax Band D

Ground Floor

Entrance Porch

7'1 x 2'11 (2.16m x 0.89m)

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

Hall

16'5 x 6'8 (5.00m x 2.03m)

UPVC double glazed window, central heating radiator, coving, smoke detector, wood effect flooring, doors leading to understairs storage, two reception rooms, kitchen and stairs to first floor.

Reception Room One

14'7 x 12'7 (4.45m x 3.84m)

UPVC double glazed bay window, central heating radiator, ceiling rose, coving, living flame gas fire and television point.

Reception Room Two

13'10 x 12'7 (4.22m x 3.84m)

Central heating radiator, ceiling rose, coving, living flame gas fire and open to sun room.

Sun Room

12'3 x 11'10 (3.73m x 3.61m)

UPVC double glazed windows, pitched polycarbonate roof, central heating radiator, wood effect flooring and UPVC double glazed French doors to rear.

Kitchen

15'9 x 15'8 (4.80m x 4.78m)

Central heating radiator, range of high gloss wall and base units with quartz work surfaces, central island with breakfast bar, integrated high rise double oven and warming drawer, Neff induction hob and extractor hood, inset sink with integrated draining ridges and Quooker boiling water tap, integrated fridge freezer, integrated dishwasher, pop-up power socket, television point, spotlights, wood effect flooring, open to sun room, doors leading to utility, understairs storage and WC.

WC

9'6 x 5'2 (2.90m x 1.57m)

Central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap and fitted storage.

Utility

6'7 x 5'11 (2.01m x 1.80m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with quartz work surfaces, plumbing for washing machine, space for dryer, inset sink with mixer tap , wood effect flooring and UPVC double glazed door to rear.

First Floor

Landing

UPVC double glazed frosted window, loft access, smoke detector, doors leading to three bedrooms and family bathroom.

Bedroom One

14'4 x 12'8 (4.37m x 3.86m)

UPVC double glazed bay window, central heating radiator, coving and fitted wardrobes.

Bedroom Two

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

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

8'10 x 6'8 (2.69m x 2.03m)

UPVC double glazed window, central heating radiator, fitted storage and over stairs storage.

Bathroom

8'11 x 7'7 (2.72m x 2.31m)

Two UPVC double glazed frosted windows, central heating radiator, low basin WC, pedestal wash basin with traditional taps, freestanding rolltop ball and clawfoot bath with mixer tap and rinse head, corner direct feed shower, partial wood panelled elevation, partial PVC elevations, spotlights and tiled effect flooring.

External

Rear

Enclosed garden with laid to lawn, bedding areas, decking and woodland views.

Front

Laid to lawn garden, bedding areas, driveway and access to garage.

Garage

15'4 x 10'2 (4.67m x 3.10m)

Power, lighting and remove up and over garage door.



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