

Ramsgreave Drive, Blackburn, BB1 8QT

£290,000

THREE BEDROOM SEMI DETACHED FAMILY HOME IN A SOUGHT AFTER LOCATION

Situated in the desirable area of Ramsgreave Drive, Blackburn, this charming three-bedroom semi-detached home is a perfect blend of modern living and comfort. Recently updated, the contemporary kitchen is a highlight of the property, providing a stylish space for culinary enthusiasts. The house boasts two spacious living areas, ideal for both relaxation and entertaining guests.

Upstairs, you will find three generously sized bedrooms, each offering ample space for personalisation. The modern family bathroom, along with a separate WC, ensures convenience for all residents.

The exterior of the property is equally appealing, featuring a lovely rear garden that provides a tranquil outdoor space for family gatherings or quiet evenings. Additionally, the garage and driveway accommodate multiple vehicles, making parking hassle-free.

This home is ready for you to move in and enjoy, situated in a sought-after location that combines the best of suburban living with easy access to local amenities. Whether you are a growing family or looking for a comfortable space to call your own, this property is an excellent choice. Don't miss the opportunity to make this delightful house your new home.

| 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 | | 52 | 68 |
| (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.

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- Semi Detached Property
- Two Reception Rooms
- Off Road Parking & Garage
- EPC Rating E
- Three Bedrooms
- Three Piece Bathroom & WC
- Freehold
- Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band C

Ground Floor

Entrance Porch

6' x 2'10" (1.83m x 0.86m)

UPVC double glazed entrance door, meter cupboard and hardwood frosted door to the hallway.

Hallway

12'4 x 6'2" (3.76m x 1.88m)

Central heating radiator, smoke alarm, wood effect flooring, stairs to the first floor and doors to reception room one and kitchen.

Reception Room One

13'2 x 12'7" (4.01m x 3.84m)

UPVC double glazed bay window, central heating radiator, gas fire, coving and double doors to reception room two.

Reception Room Two

15' x 10'5" (4.57m x 3.18m)

Central heating radiator, coving and UPVC double glazed French doors to the rear.

Kitchen

16'6 x 8'2" (5.03m x 2.49m)

UPVC double glazed window and frosted window, upright central heating radiator, range of high gloss wall and base units with marble effect surfaces, stainless steel sink with drainer and mixer tap, double oven, five ring gas hob, extractor hood, plumbing for washing machine and dishwasher, space for fridge freezer, spotlights, lino flooring and UPVC double glazed frosted door to the rear.

First Floor

Landing

10'4 x 8'7" (3.15m x 2.62m)

Hardwood single glazed frosted window, central heating radiator, coving, smoke alarm, loft access and doors to three bedrooms, bathroom and WC.

Bedroom One

12' x 10'5" (3.66m x 3.18m)

UPVC double glazed window and central heating radiator.

Bedroom Two

10'9 x 9'9" (3.28m x 2.97m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Three

8'3 x 7'8" (2.51m x 2.34m)

UPVC double glazed window and central heating radiator.

Bathroom

9'1 x 5'4" (2.77m x 1.63m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin, panelled bath with direct feed shower overhead, tiled and PVC panelled elevations, spotlights, extractor fan and wood effect flooring.

WC

6'4 x 2'3" (1.93m x 0.69m)

UPVC double glazed frosted window, dual flush WC, wall mounted wash basin, PVC panelled elevations, spotlights and wood effect flooring.

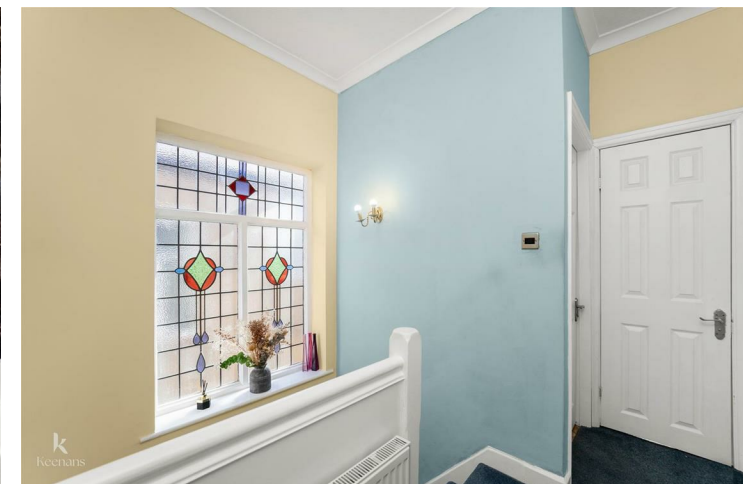
External

Front

Driveway providing off road parking leading to the garage.

Rear

Enclosed laid to lawn garden with decking, stone chippings and planted beds.



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