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Stoneyholme Higher Ramsgreave Road, Ramsgreave

Guide Price £225,000

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This property is offered for sale by auction. A reservation fee of 3% of the agreed purchase price plus VAT is payable by the successful purchaser upon acceptance of their bid. Completion is required within 56 days of the reservation fee being paid. The property is offered subject to a confidential reserve price, which may be above the advertised asking price. Please contact us for full terms and conditions prior to bidding.

Situated within the sought-after residential area of Ramsgreave, this four-bedroom stone-built semi-detached home is arranged over three well-planned floors and offers spacious, versatile accommodation in a pleasant and highly convenient semi-rural location. Accessed via a private road and enjoying spectacular open views to the front towards Pendle Hill and the surrounding countryside, the property combines peaceful surroundings with excellent transport links.

The property is entered via a welcoming entrance hallway with access into the kitchen, shower room and principal reception space is a substantial open-plan lounge and dining area, extending to an impressive 9m in length. Dual-aspect UPVC double-glazed windows to the front and rear allow for excellent natural light, while two central heating radiators ensure year-round comfort. A striking stone chimney breast with inset multi fuel stove forms an attractive focal point, complemented by useful built-in storage.

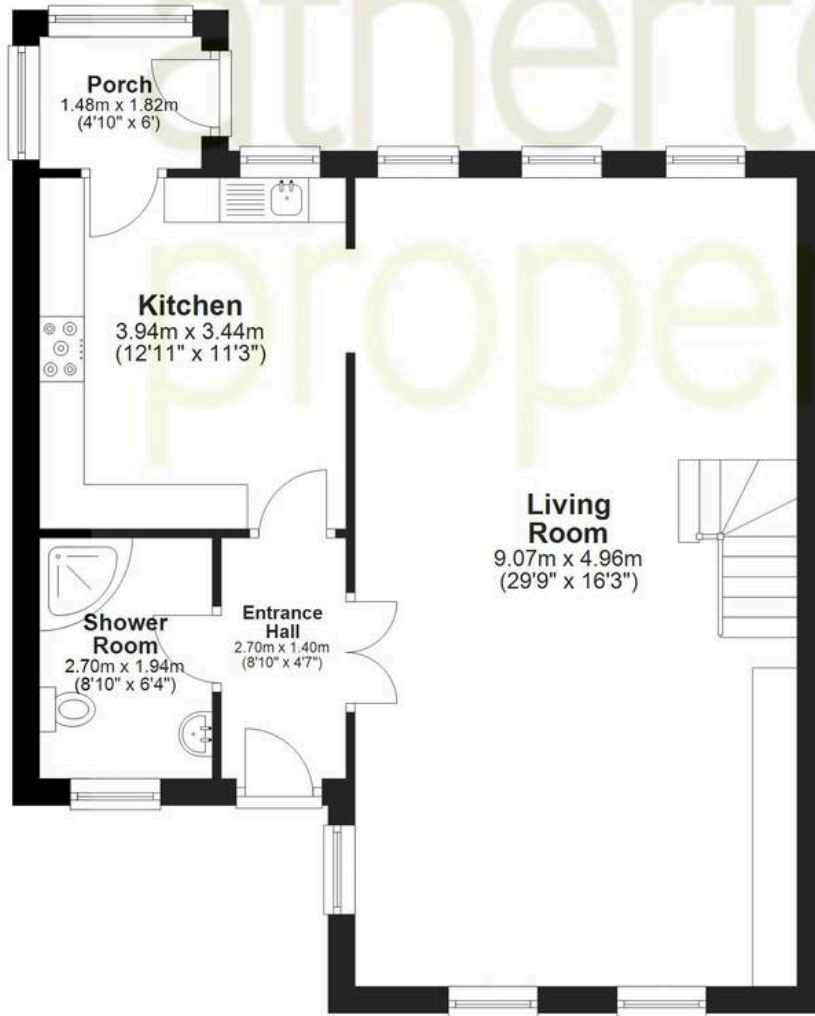
The fitted kitchen is well-appointed with a range of wall, base, and drawer units, complemented by coordinating worktops and tiled splashbacks. A Rangemaster-style oven with extractor hood, one-and-a-half bowl sink and drainer, breakfast bar seating area, plumbing for a washing machine, and wall-mounted boiler provide both practicality and functionality. A rear porch with UPVC double glazing offers additional access and utility space. The ground floor is further enhanced by a modern shower room comprising a shower cubicle, low-suite WC, pedestal wash basin, part-tiled walls, and heated radiator.

To the first floor, three well-proportioned bedrooms provide comfortable accommodation. Bedrooms one and two are generous doubles, each featuring UPVC double-glazed windows, central heating radiators, and attractive ornamental ceiling roses. Bedroom three offers an ideal single bedroom, nursery, or home office. The family bathroom is fitted with a panelled bath incorporating mixer taps and shower attachment, pedestal wash basin, low-suite WC, part-tiled walls, electric shaver point, and heated radiator.



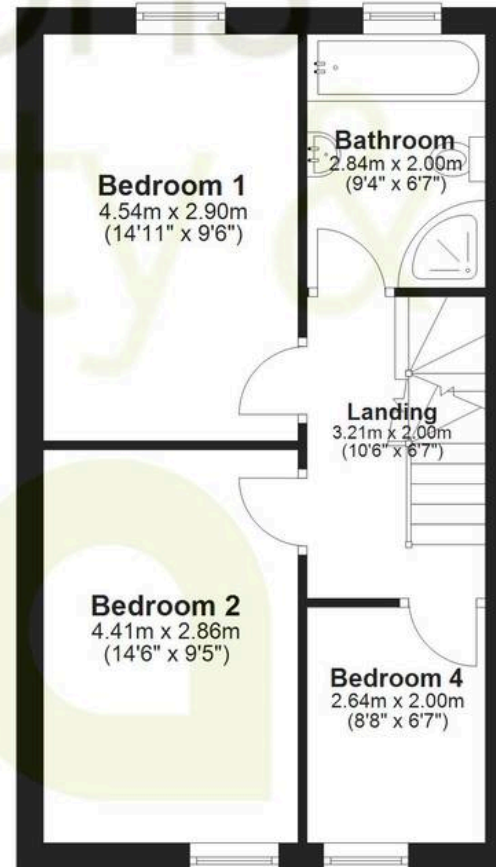
Ground Floor

Approx. 71.7 sq. metres (772.0 sq. feet)



First Floor

Approx. 44.8 sq. metres (482.0 sq. feet)



Second Floor

Approx. 23.9 sq. metres (257.4 sq. feet)



Total area: approx. 140.4 sq. metres (1511.5 sq. feet)

Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.
Plan produced using PlanUp.









Stoneyholme Higher Ramsgreave Road

Ramsgreave, Blackburn

The second floor hosts a further double bedroom, illuminated by a UPVC double-glazed Velux window and served by its own separate WC with pedestal wash basin, creating a private and flexible space suitable for guests, older children, or home working.

Externally, the property benefits from parking to the front and a low-maintenance outdoor space, with a patio area frontage providing an ideal seating position to fully appreciate the spectacular elevated views towards Pendle Hill and beyond. The setting offers a wonderful sense of openness and countryside outlook while remaining accessible and well connected. There is single off-road parking to the front for two cars.

Combining traditional stone-built character with generous internal proportions, impressive views, and a peaceful private-road setting, this three-storey semi-detached home in Ramsgreave offers flexible family living in a desirable semi-rural location.

Services

Mains electricity, mains water, mains gas, drainage to septic tank. We understand from the owners that the existing septic tank is non-compliant and that it will be the responsibility of the purchasers to install a compliant wastewater treatment plant.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

D (59).

Council Tax

Band E.

