

## Paris, Ramsgreave, BB1 9BJ

Asking Price £400,000

THE MOST IDYLIC FAMILY HOME IN A PICTURESQUE SETTING

Nestled in the picturesque area of Ramsgreave, Blackburn, this exceptional semi-detached family home is a true gem. Recently updated and presented to the highest standard, it offers a perfect blend of modern living and comfort. The property boasts four spacious double bedrooms, each thoughtfully designed with fitted wardrobes, providing ample storage space for the entire family.

One of the standout features of this home is the enviable panoramic countryside views that can be enjoyed from various vantage points throughout the property. The serene surroundings create a peaceful atmosphere, making it an ideal retreat for families seeking a tranquil lifestyle. Additionally, the property benefits from off-road parking, ensuring convenience for residents and guests alike.

The garden space is another highlight, offering a delightful area for outdoor activities, gardening, or simply relaxing in the fresh air. This home is situated in one of the most sought-after locations, making it a prime choice for families looking to settle in a vibrant community.

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			
<b>England &amp; Wales</b>		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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- Four Double Bedroom Family Home
- Fitted Wardrobes To Bedrooms
- Off Road Parking
- Tenure - Leasehold
- Recently Updated Throughout
- Beautiful Garden Space
- EPC Rating - TBC
- Stunning Countryside Views
- Sought After Ramsgreave Location
- Council Tax Band - E

## Ground Floor

### Entrance

Composite double glazed door to entrance vestibule.

### Entrance Vestibule

4'7 x 4'4 (1.40m x 1.32m)

Coving, dado, original tiled flooring, hardwood single glazed door to hall.

### Hall

22'4 x 5'9 (6.81m x 1.75m)

Two central heating radiators, coving, smoke alarm, understairs storage, solid oak flooring, doors to two reception rooms and kitchen diner.

### Reception Room One

15'1 x 12'11 (4.60m x 3.94m)

UPVC double glazed sash bay window, central heating radiator, coving, cast iron multi fuel burner with granite hearth and stone mantle, television point.

### Reception Room Two

18'10 x 11'7 (5.74m x 3.53m)

Two UPVC double glazed window, two central heating radiators, coving, two feature wall lights, electric fire with stone hearth and surround, television point, hardwood flooring, UPVC double glazed sliding door to rear.

### Kitchen Diner

16'5 x 10 (5.00m x 3.05m)

UPVC double glazed inset bay window, central heating radiator, range of mixed gloss and wood effect wall and base units, granite effect surfaces, stainless steel one and a half sink with mixer tap, integrated microwave, integrated dishwasher, integrated washing machine, three door Range Master oven with five ring gas hob, breakfast bar, spotlights, television point, tiled flooring, open to dining area.

### Dining Area

9'8 x 8'1 (2.95m x 2.46m)

UPVC double glazed roof, underfloor heating, tiled flooring, door to shower room, aluminium double glazed sliding door to rear.

### Shower Room

7'6 x 3'2 (2.29m x 0.97m)

UPVC double glazed frosted roof, underfloor heating, three piece suite comprising of dual flush WC, vanity top wash basin with mixer tap, direct feed double walk in shower, tiled

elevations, three feature wall lights, extractor fan, tiled flooring.

## First Floor

### Landing

23'5 x 5'11 (7.14m x 1.80m)

Skylight, central heating radiator, cornice coving, smoke alarm, loft access with pull down ladder, doors to four bedrooms and bathroom.

### Bedroom One

14'1 x 11'6 (4.29m x 3.51m)

UPVC double glazed window, central heating radiator, dado rail, television point.

### Bedroom Two

12'11 x 8'9 (3.94m x 2.67m)

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

### Bedroom Three

10'7 x 10 (3.23m x 3.05m)

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

### Bedroom Four

9'9 x 8'9 (2.97m x 2.67m)

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

### Bathroom

7 x 6'3 (2.13m x 1.91m)

UPVC double glazed frosted window, heated towel rail, three piece suite comprising of panelled bath with electric feed shower and traditional taps, vanity top wash basin with traditional taps, dual flush WC, tiled elevations, coving, tiled flooring.

## Second Floor

### Play Room

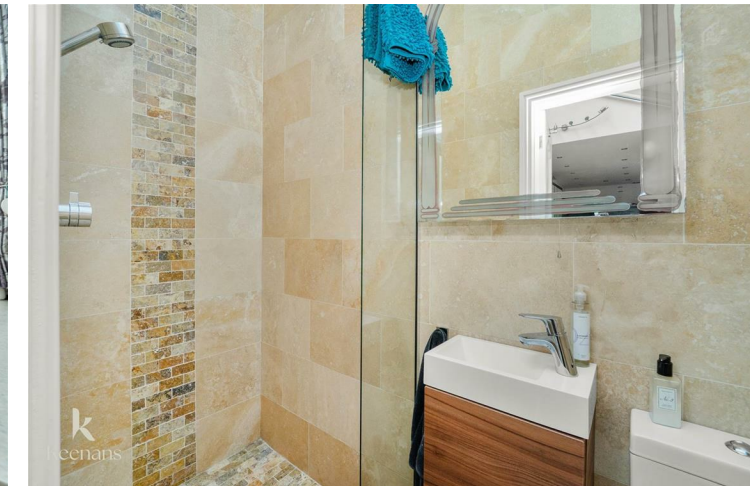
17'9 x 16'8 (5.41m x 5.08m)

Velux windows.

### External

### Front

Bedded area with mature shrubbery, Indian stone driveway.



Tel: 01200422824

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