



**31 Ramsgreave Road, Ramsgreave Offers in the region of £140,000**

- Terraced Property
- Ideal First Time Buy
- Two Reception Rooms
- Fitted Kitchen
- Three Bedrooms
- Three Piece Shower
- Enclosed Rear Yard
- Close Proximity To Amenities
- Viewing Essential

## INTRODUCTION

**\*\* A BEAUTIFULLY PRESENTED THREE BED TERRACE \*\***

*Conveniently situated on the edge of the beautiful Ribble Valley offering great access to the neighbouring town of Blackburn, this wonderful three-bedroom terraced home is being welcomed to the property market. Ideally suited for a small family looking for their dream home. The property offers good access to local amenities, good schools and major commuter routes along the A59 and M65 towards Preston, Burnley and Clitheroe. Also the property is located within walking distance to Ramsgrave train station which offers connecting routes to Clitheroe and Manchester.*

*The property briefly comprises, to the ground floor; entrance through the vestibule leading to a welcoming hallway with access to the dining room, stairs to the first floor and lounge leading through to kitchen. The staircase leads to the landing with loft access and doors leading to three bedrooms and a shower room. Externally the property boasts an enclosed south facing rear paved garden with timber shed and gate to a shared access road.*

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

## Ground Floor

### Entrance Vestibule

**3'4 x 3'4 (1.02m x 1.02m)**

Composite double glazed front entrance door and a door to the hallway.

### Hallway

**11' x 3'4 (3.35m x 1.02m)**

Central heating radiator, coving to the ceiling, corbels, smoke alarm, laminate flooring, stairs to the first floor and doors to two reception rooms.

### Reception Room One

**14'1 x 11'3 (4.29m x 3.43m)**

UPVC double glazed bay window, central heating radiator, gas fire with a marble surround, cornice coving and laminate flooring.

### Reception Room Two

**15'1 x 12'6 (4.60m x 3.81m)**

UPVC double glazed window, central heating radiator, television point, gas flame fire with tiled surround and wooden mantel, fitted shelving, understairs storage and door to the kitchen.

## Kitchen

**13'7 x 8'4 (4.14m x 2.54m)**

Two UPVC double glazed windows, a range of wood panelled wall and base units with laminate worktops and tiled splashbacks, composite sink with drainer and mixer tap, electric oven with a four ring electric hob, plumbing for washing machine, space for fridge freezer, integrated dryer, enclosed Baxi boiler, coving to the ceiling, smoke alarm, tiled flooring and a UPVC door to the rear.

## First Floor

### Landing

Central heating radiator, loft access, smoke alarm and doors to three bedrooms and the shower room.

### Bedroom One

**15' x 11'1 (4.57m x 3.38m)**

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

### Bedroom Two

**10'2 x 7'8 (3.10m x 2.34m)**

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

### Bedroom Three

**10'2 x 7'1 (3.10m x 2.16m)**

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

## Shower Room

**5'4 x 5'2 (1.63m x 1.57m)**

Skylight, extractor fan, three piece suite comprising: dual flush WC, vanity top wash basin, corner electric feed shower unit, PVC panelled elevations to shower, full tiled elevations, vinyl flooring and fitted cupboard housing the water tank.

## External

### Front

Paved forecourt.

### Rear

Enclosed paved south facing yard with a timber shed.

## Agents Notes

Council Tax Band B

The loft is fully insulated. The property has been re-wired throughout and has a newly fitted shower room.

