



PROCTORS

ESTATE AGENTS

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75 Warrenside Close, Ramsgreave, Blackburn

"Offers Over" £395,000

This superb family sized detached house enjoys an enviable location within this residential cul-de-sac on the fringe of town and has the most delightful outlooks over the surrounding countryside to the rear. Set in a larger than average plot, the property has very attractive gardens to the rear which extend into mature woodland and cascade down to the bordering stream. The current owners enjoy morning coffee or evening drinks listening to the sounds of the wildlife and the babbling brook.

The property provides spacious but well proportioned living accommodation throughout. The ground floor has an entrance porch, entrance hall and cloakroom along with an impressive lounge which leads onto the magnificent conservatory which enjoys the views, a separate dining room, a fully fitted breakfast kitchen, lounge and utility room with internal access into the garage. There are 4 double bedrooms (one with ensuite shower room and walk in wardrobe) and a fully tiled family bathroom. It is tastefully decorated throughout and has gas central heating and PVC double glazed windows.



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In addition to the gardens and garage there is a block paved driveaway with parking for several cars and an additional side store which is ideal for garden machinery and furniture in the winter.

The property is very convenient for all local amenities at Wilpshire and Ramsgreave including the local railway station on the Manchester to Clitheroe line. There is easy access to the regions major road network.

In our opinion, it is a very impressive property which boasts a superb location and viewing is essential to fully appreciate.

TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE PORCH

Tiled floor, PVC door to

ENTRANCE HALL

Radiator, cupboard under stairs

2 PIECE CLOAKROOM

Wash basin, WC

LOUNGE

18' 6" x 12' 11" (5.64m x 3.94m) Wood flooring, living flame gas fire, radiator, wall lighting, bi folding doors to

CONSERVATORY

14' 2" x 12' 4" (4.32m x 3.76m) PVC double glazed windows, bi folding doors leading to rear garden, underfloor heating

DINING ROOM

12' 10" x 9' 7" (3.91m x 2.92m) Radiator, PVC double glazed window

FULLY FITTED BREAKFAST KITCHEN

13' 5" x 11' 9" (4.09m x 3.58m) Full range of wall and floor units including drawers and solid worktops, built in double oven, gas hob, extractor, breakfast bar, PVC double glazed window, radiator, spotlighting

UTILITY ROOM

9' 3" x 9' 2" (2.82m x 2.79m) PVC double glazed window and door, radiator, plumbed for washer, dryer and dishwasher, door to garage

FIRST FLOOR LANDING

MASTER BEDROOM

13' 2" x 12' 10" (4.01m x 3.91m) Radiator, PVC double glazed window, wall in wardrobe with shelving and hanging space



Tenure	Freehold
Ground Rent	
Council Tax Band	Band E
Local Authority	
EPC Rating	60D

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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EN-SUITE SHOWER ROOM

Walk in shower, wash basin, W.C,

BEDROOM 2

12' 10" x 9' 11" (3.91m x 3.02m) Radiator, PVC double glazed window, superb views to rear

BEDROOM 3

11' 11" x 8' 3" (3.63m x 2.51m) Radiator, PVC double glazed window

BEDROOM 4

11' 9" x 6' 8" (3.58m x 2.03m) Radiator, superb views to rear

FAMILY BATHROOM

Panelled bath with shower over and screen, wash basin, W.C, fully tiled walls, chrome radiator, PVC double glazed window

GARAGE

18' 11" x 9' 6" (5.77m x 2.9m) Gas fired central heating boiler, PVC double glazed window, radiator

OUTSIDE

Block paved driveway with parking for several cars
Rear garden - lawned, gravelled and paved areas, decked patio
Terraced woodland to rear leading to stream

ATTACHED STORE

12' 9" x 9' 6" (3.89m x 2.9m) Ideal for garden equipment and furniture

PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE



Proctors Darwen

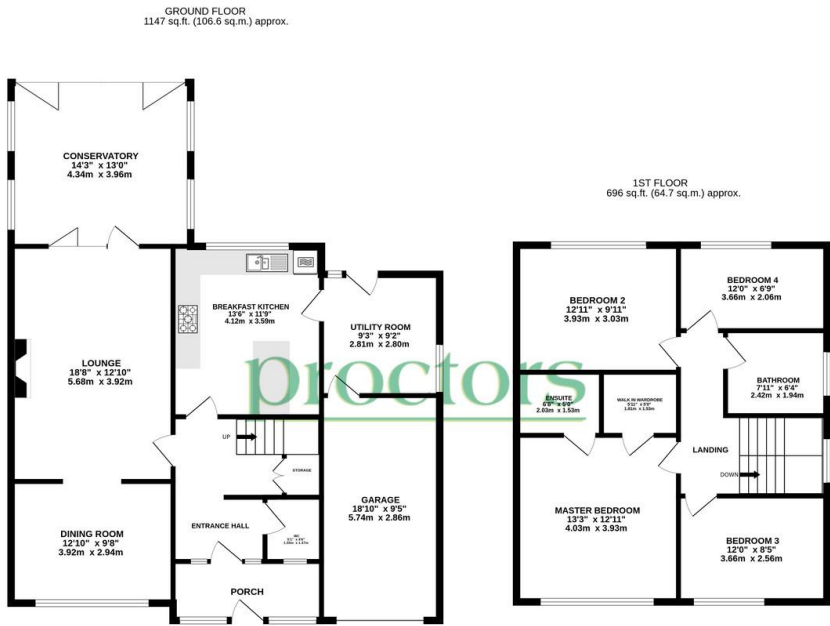
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75 WARRENSIDE CLOSE - MARKETED BY PROCTORS ESTATE AGENTS
 TOTAL FLOOR AREA: 1843 sq.ft. (171.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		