



7 Paris, Ramsgreave

£240,000 Freehold

Exceptional three-bedroom cottage in sought-after Ribble Valley location. Recently renovated with high-quality features including Italian flooring, fitted wardrobes, and modern kitchen. Charming character throughout, serene lounge with wood beams and stove. Spacious bedrooms, modern bathroom. Ideal for those seeking a unique home with stunning views and nearby amenities. A must-see property!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



CHARMING THREE BEDROOM COTTAGE IN ENVIABLE RIBBLE VALLEY LOCATION Situated in a delightful position on Paris, Ramsgreave stands this exceptional property, which has been lovingly renovated by the current vendors. With a recently fitted kitchen, Italian flooring and fitted wardrobes, internal viewing is essential to appreciate the finer details which elevate this property and make it a truly wonderful home.

Upon entering this beautiful home you are greeted with a light hallway which houses the stairs to the first floor. The lounge provides a stunning, serene space to relax which is brimming with characterful features, including wood beams, Italian tiled flooring and a multi-fuel stove. The recently installed shaker style kitchen benefits from base and eye level units in a dove grey colour palette, complimented by contrasting counter tops. There are many integral appliances including a fridge, freezer, dishwasher and wine cooler. The high quality fixtures and fittings, wood beams and Italian tiled flooring make this a remarkable and inspiring space. Completing the ground floor is the charming second reception room/ dining area which again features the Italian tiled flooring, exposed beams and an original fireplace feature.

On the first floor, off the landing, is the spacious master bedroom with laminate flooring, ceiling spotlights and both fitted wardrobes and a walk in wardrobe. A second double bedroom is present as well as the third bedroom, a well sized single, with fitted units and access to the loft. The modern family bathroom completes the property internally with tiling from floor to ceiling. The property benefits from gas central heating and uPVC double glazing throughout.

Paris is a unique location with admirable views, and is set within walking distance to the excellent array of amenities of Brownhill including a Co-op, beauty salons and a family run bakery. Parking is available to the front of the property. To the rear you'll discover a paved patio space, perfect for entertaining guests. This sensational property provides an excellent standard of accommodation which must be viewed early to avoid disappointment.



Hallway

Italian tiled flooring, double glazed uPVC front door, 2 x double glazed uPVC windows, stairs to first floor, ceiling spotlights, panel radiator.

Lounge

16' 10" x 12' 11" (5.13m x 3.94m)

Italian tiled flooring, wood beams, ceiling spotlights, multi fuel stove, panel radiator, uPVC double glazed window x 2.

Dining Room

11' 0" x 10' 6" (3.35m x 3.20m)

Italian tiled flooring, built in alcove storage, fireplace, panel radiator, uPVC double glazed window.

Kitchen

12' 9" x 10' 10" (3.89m x 3.30m)

Range of fitted wall and base units and contrasting work surfaces, Italian tiled flooring, integral fridge and freezer, slimline dishwasher, wine cooler, electric oven, x4 ring electric hob, extractor fan, under counter lights, ceramic sink, space for washing machine, cupboard housing boiler, under stair storage, panel radiator, uPVC double glazed window and rear door.

Landing

Laminate flooring, ceiling spotlights, uPVC double glazed window.

Master Bedroom

11' 3" x 9' 9" (3.43m x 2.97m)

Laminate flooring, fitted wardrobes and walk in wardrobe, ceiling spotlights, panel radiator, uPVC double glazed window.

Bedroom Two

11' 0" x 10' 6" (3.35m x 3.20m)

Laminate flooring, ceiling spotlights, panel radiator.

Bedroom Three

7' 8" x 6' 8" (2.34m x 2.03m)

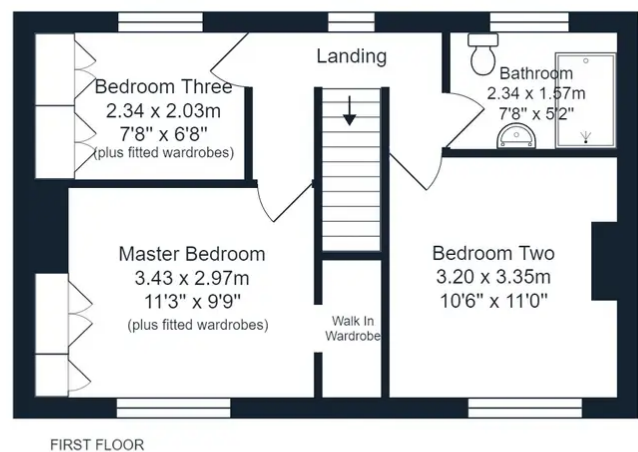
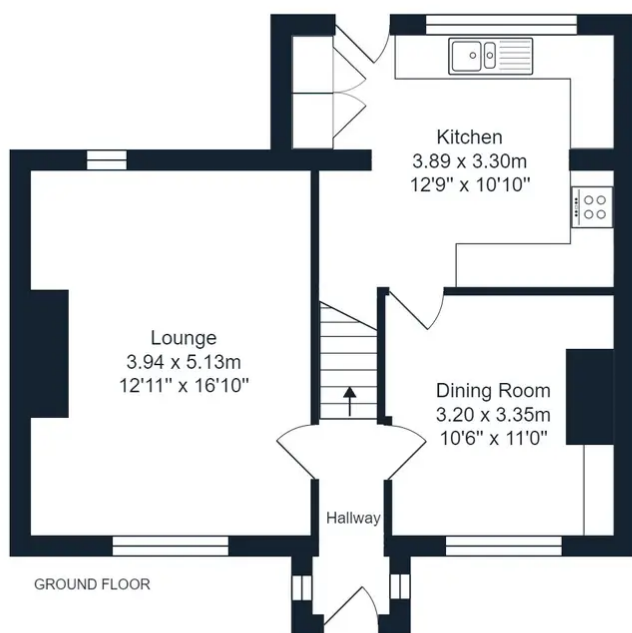
Laminate flooring, ceiling spotlights, loft access with ladder, panel radiator, uPVC double glazed window.

Bathroom

7' 8" x 5' 2" (2.34m x 1.57m)

Vinyl flooring, three piece in white with mains fed shower enclosure, tiled floor to ceiling, ceiling spotlights, heated towel radiator, frosted uPVC double glazed window.





Paris, Ramsgreave, Blackburn

Total Area: 93.6 m² ... 1007 ft²

All measurements are approximate and for display purposes only.