



## 24 The Limes, Blackburn

£220,000 Freehold

**\*WONDERFUL THREE BEDROOM FAMILY HOME IN THE SOUGHT AFTER LOCATION OF RAMSGREAVE\*** Set over three floors stands this beautifully presented semi detached property, complete with driveway gardens and enviable gardens, this property will make a fantastic home! Early viewing is highly advised.

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





*WONDERFUL THREE BEDROOM FAMILY HOME IN THE SOUGHT AFTER LOCATION OF RAMSGREAVE* Set over three floors stands this beautifully presented semi detached property, complete with driveway parking and enviable gardens, this property will make a fantastic home for any family looking to reside in this superb area within walking distance from schools! Early viewing is highly advised.

Upon entering this property through the front door you are welcomed by an entrance vestibule with fresh tiled flooring which leads through into the stylish lounge. The lounge provides a fabulous space to relax and flows beautifully in to the kitchen where you'll find ample storage in the form of base and eye level units in a stunning white finish, with contrasting work surfaces which compliment the space perfectly. The dining area offers a contemporary space with additional storage, with French doors leading out to the fabulous garden! Completing the ground floor is the two piece wc in white. On the first floor you'll find two double bedrooms and the three piece family bathroom suite in white with a mainsfed shower over the bath. The master bedroom is situated on the second floor and benefits from a luxurious en-suite shower room with a Velux window allowing natural light to shine through. The property is fully double glazed and is warmed through gas central heating and features stunning interior design throughout.

This delightful property is situated within the catchment area of highly regarded schools, excellent amenities and transport links providing easy access in to Blackburn town centre. Driveway parking is present to provide off road parking for two cars, as well as additional on street parking available for guests. To the rear of the property there is a generous extended patio and astroturfed garden, providing a superb outdoor space to enjoy with family and friends.

Early viewing is highly advised for this admirable home which is covered by the NHBC warranty and must be viewed to appreciate the high standard of contemporary accommodation on offer.



**Vestibule**

Tiled Flooring, uPVC double glazed window.

**Lounge**

14' 8" x 11' 11" (4.47m x 3.63m)

Carpet flooring, panel radiator, TV point, under stairs storage, uPVC double glazed window.

**Kitchen**

7' 9" x 11' 10" (2.36m x 3.61m)

Range of fitted wall and base units and contrasting work surfaces, 1 1/2 stainless steel sink and drainer, combi boiler, integral oven, gas hob, extractor fan, uPVC double glazed french doors to rear garden, tiled flooring, plumbed for washing machine, panel radiator, uPVC double glazed window.

**WC**

2 piece in white, tiled flooring.

**Second Bedroom**

8' 8" x 11' 10" (2.64m x 3.61m)

Double Bedroom, Carpet flooring, panel radiator, two uPVC double glazed windows.

**Third Bedroom**

7' 8" x 11' 11" (2.34m x 3.63m)

Double bedroom, carpet flooring, panel radiator, uPVC double glazed window,.

**Bathroom**

7' 10" x 5' 6" (2.39m x 1.68m)

3 piece in white, mains shower over bath, WC, sink, laminate flooring.

**Master Bedroom**

16' 9" x 8' 6" (5.11m x 2.59m)

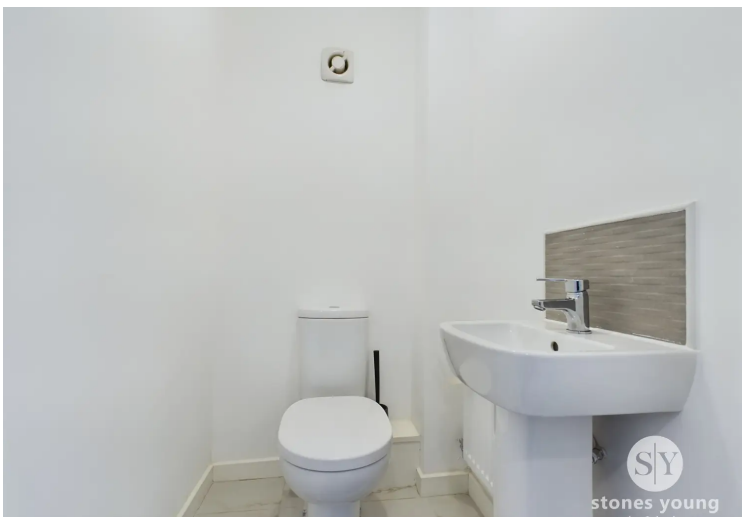
Double bedroom, carpet flooring, loft access fitted venetian blinds, uPVC double glazed window,

**En-Suite**

6' 5" x 11' 1" (1.96m x 3.38m)

3 piece in white, mains shower enclosed, WC, sink, heated towel radiator, uPVC double glazed velux window, laminate flooring.









Floor 0

Approximate total area<sup>(1)</sup>  
912.88 ft<sup>2</sup>

Reduced headroom  
32.75 ft<sup>2</sup>



Floor 1



Floor 2

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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