



## 5 Moorfield Avenue, Ramsgreave

£199,950 Freehold

INTRODUCING A REMARKABLE THREE BEDROOM HOME. In the picturesque Ribble Valley. This fantastic three story property exudes charm and elegance, boasting a beautiful exterior and spacious interior.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: G





INTRODUCING A REMARKABLE THREE BEDROOM HOME. In the picturesque Ribble Valley. This fantastic three story property exudes charm and elegance, boasting a beautiful exterior and spacious interior. As you approach the property, you are greeted by the presence and the of driveway parking. Step inside to discover two inviting reception rooms. The kitchen diner is on the ground floor complete with a cosy log burner that creates a warm and welcoming atmosphere with stunning views across the rear garden, here you will find ample storage in the form of base and eye units along with contrasting work surfaces and space for freestanding appliances. The property is warmed via gas central heating and is double glazed throughout.

On the second floor, you'll find one generously sized double bedroom and two additional single bedrooms, providing ample space for a growing family. The property is completed by the three piece bathroom suite in white. Outside the property has beautiful rear garden with a patio and laid to lawn area with mature plants and shrubs. Ramsgreave, an idyllic location in the Ribble Valley, is an enviable location due to being within close proximity to excellent amenities which are within walking distance of this superb property. You'll find Ramsgreave and Wilpshire train station just a couple of minutes walk away, providing links into Blackburn, Clitheroe and Manchester.



**Vestibule**

Original tiled flooring, composite front door.

**Hallway**

Karndean flooring, stairs to first floor, panel radiator.

**Second Reception Room**

Carpet flooring, dado rail, gas fire with surround, double glazed uPVC window, panel radiator.

**Lounge**

Carpet flooring, ceiling coving, gas fire with marble hearth, door leading to the kitchen on the ground floor, storage cupboard housing boiler, panel radiator, double glazed uPVC window.

**Kitchen Diner**

Vinyl flooring, fitted wall and base units with contrasting work surfaces, tiled splash backs, space for fridge freezer, dishwasher, washing machine, dryer, dining table. Wood burner with tiled hearth, ceramic sink and drainer, double glazed uPVC window and door leading to the rear garden, panel radiator.

**Basement/Storage Room**

Carpet flooring, double glazed uPVC window.

**Bedroom One**

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

**Bedroom Two**

Single bedroom with carpet flooring, double glazed uPVC window, panel radiator.

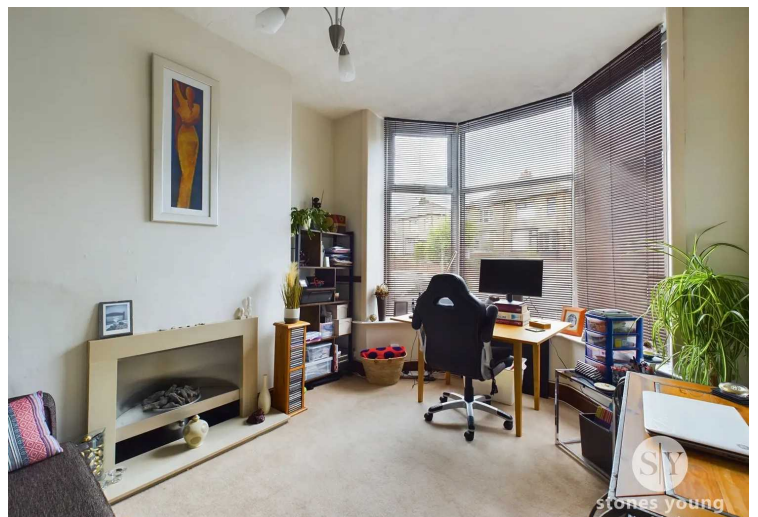
**Bedroom Three**

Single bedroom with carpet flooring, double glazed uPVC window, panel radiator.

**Bathroom**

Tiled flooring, three piece in white with shower over bath, tiled splash backs, double glazed uPVC window, panel radiator.

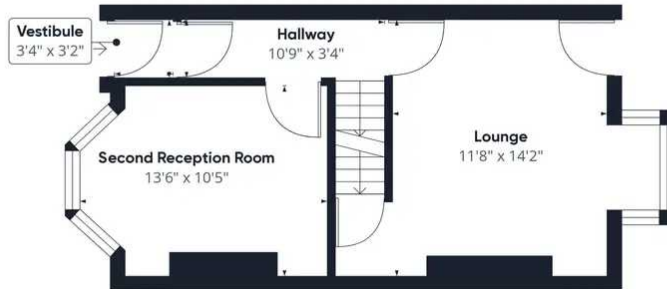








Floor -1



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1075.37 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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