



12 The Willows, Blackburn

£240,000 Freehold

FANTASTIC THREE BEDROOM DETACHED HOME IN RAMSGREAVE on The Willows, boasting a blend of modern living. This impressive property offers a welcoming ambience with its well proportioned sized rooms.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



FANTASTIC THREE BEDROOM DETACHED HOME IN RAMSGREAVE on The Willows, boasting a blend of modern living. This impressive property offers a welcoming ambience with its well proportioned sized rooms and stylish finishes.

The ground floor comprises a spacious reception room, a convenient ground floor wc, and a contemporary kitchen diner with upgraded units, perfect for entertaining. Upstairs, you will find three double bedrooms, an en suite to the master bedroom, and a further three-piece family bathroom which have all been immaculately maintained by the current owners.

This appealing property boasts huge curb appeal with a small front garden along with parking for two vehicles to the front. To the rear there is a garden which is currently a blank canvas and will have the lawn relayed upon completion. Viewing is advised on this lovely home in a quiet area.



Vestibule

Tiled flooring, double glazed uPVC front door, panel radiator.

Lounge

Tiled flooring, double glazed uPVC window, panel radiator.

Wc

Tiled flooring, two piece in white, tiled splash backs, panel radiator.

Kitchen Diner

Tiled flooring, fitted wall and base units with contrasting work surfaces, x4 ring gas hob, electric oven, integral fridge freezer, dishwasher and washing machine, cupboard housing boiler, space for dining table, double glazed uPVC window and French doors leading to the rear garden, panel radiator.

Landing

Carpet flooring, storage cupboard, loft access, double glazed uPVC window.

Bedroom 1

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

En Suite

Tiled flooring, three piece in white comprising of walk in shower enclosure, wc and basin, tiled splash backs, frosted double glazed uPVC window, panel radiator.

Bedroom 2

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

Bedroom 3

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

Bathroom

Tiled flooring, three piece in white comprising of electric shower over bath, wc and basin, tiled splash backs, frosted double glazed uPVC window, towel radiator.





Floor 0



Floor 1



Approximate total area⁽¹⁾

934.62 ft²

Reduced headroom

1.32 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

Calculations are based on RICS IPMS 3C standard.

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