



Situated within the sought-after residential area of Ramsgreave, this four-bedroom stone-built semi-detached home is arranged over three well-planned floors and offers spacious, versatile accommodation in a pleasant and highly convenient semi-rural location. Accessed via a private road and enjoying spectacular open views to the front towards Pendle Hill and the surrounding countryside, the property combines peaceful surroundings with excellent transport links. Benefiting from gas central heating, double glazing throughout, and allocated parking, the home presents an excellent opportunity for families or professional buyers seeking generous living space within easy reach of local amenities.

Offered to the market with no onward chain.

The property is entered via a welcoming entrance hallway with access into the kitchen, shower room and principal reception space is a substantial open-plan lounge and dining area, extending to an impressive 9m in length. Dual-aspect UPVC double-glazed windows to the front and rear allow for excellent natural light, while two central heating radiators ensure year-round comfort. A striking stone chimney breast with inset multi fuel stove forms an attractive focal point, complemented by useful built-in storage.

The fitted kitchen is well-appointed with a range of wall, base, and drawer units, complemented by coordinating worktops and tiled splashbacks. A Rangemaster-style oven with extractor hood, one-and-a-half bowl sink and drainer, breakfast bar seating area, plumbing for a washing machine, and wall-mounted boiler provide both practicality and functionality. A rear porch with UPVC double glazing offers additional access and utility space. The ground floor is further enhanced by a modern shower room comprising a shower cubicle, low-suite WC, pedestal wash basin, part-tiled walls, and heated radiator.

To the first floor, three well-proportioned bedrooms provide comfortable accommodation. Bedrooms one and two are generous doubles, each featuring UPVC double-glazed windows, central heating radiators, and attractive ornamental ceiling roses. Bedroom three offers an ideal single bedroom, nursery, or home office. The family bathroom is fitted with a panelled bath incorporating mixer taps and shower attachment, pedestal wash basin, low-suite WC, part-tiled walls, electric shaver point, and heated radiator.

The second floor hosts a further double bedroom, illuminated by a UPVC double-glazed Velux window and served by its own separate WC with pedestal wash basin, creating a private and flexible space suitable for guests, older children, or home working.

Externally, the property benefits from parking to the front and a low-maintenance outdoor space, with a patio area frontage providing an ideal seating position to fully appreciate the spectacular elevated views towards Pendle Hill and beyond. The setting offers a wonderful sense of openness and countryside outlook while remaining accessible and well connected. There is single off-road parking to the front for two cars.

Combining traditional stone-built character with generous internal proportions, impressive views, and a peaceful private-road setting, this three-storey semi-detached home in Ramsgreave offers flexible family living in a desirable semi-rural location.

Services

Mains electricity, mains water, mains gas, drainage to sewage treatment plant.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

TBC.

Council Tax

Band E.

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley, BB7 9SP
Monday to Friday - 9.00am to 5.00pm
Saturday - 9.30am to 1.30pm

01254 828810

Money Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

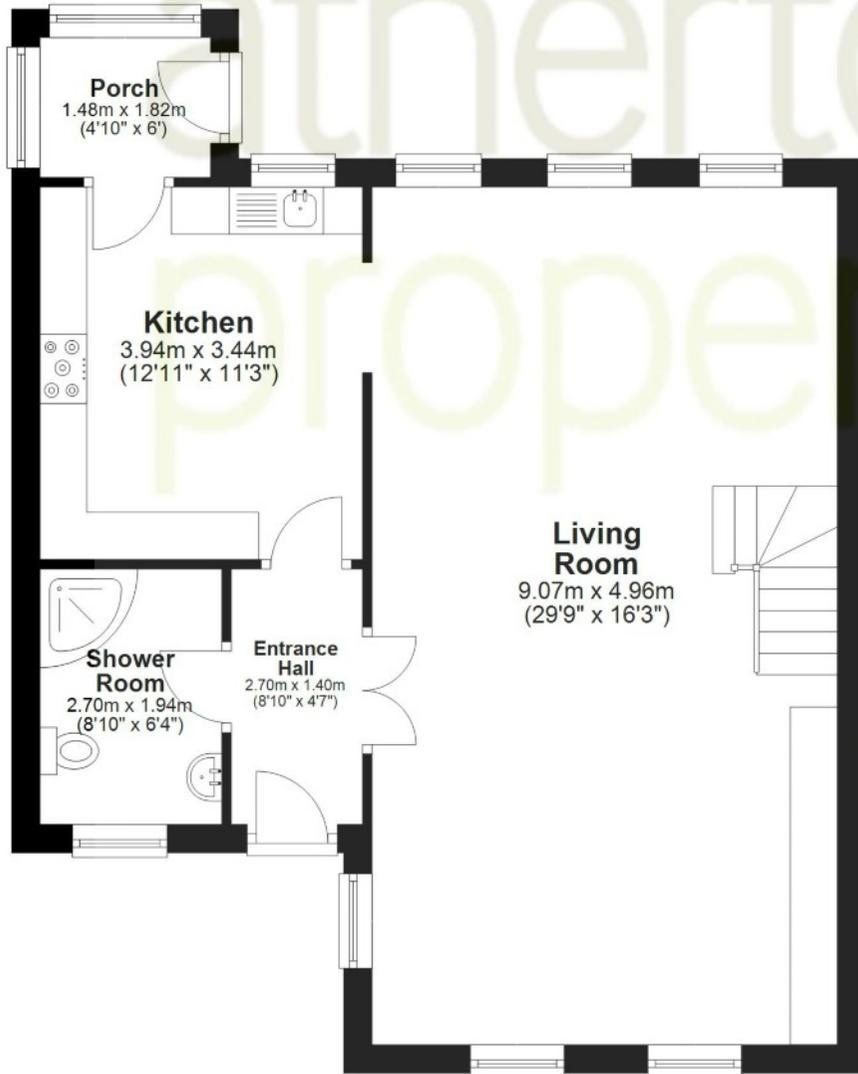
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





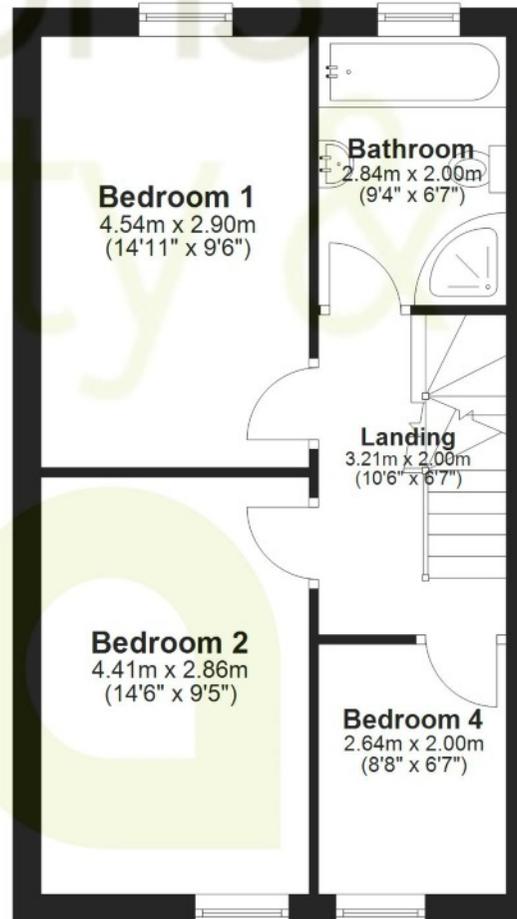
Ground Floor

Approx. 71.7 sq. metres (772.0 sq. feet)



First Floor

Approx. 44.8 sq. metres (482.0 sq. feet)



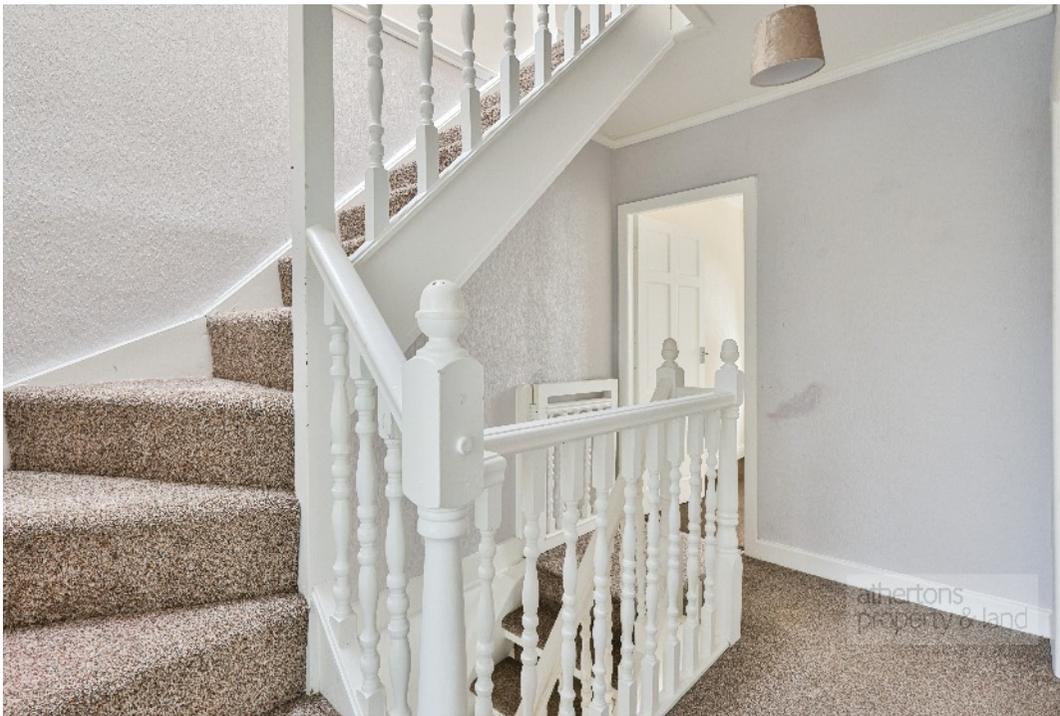
Second Floor

Approx. 23.9 sq. metres (257.4 sq. feet)



Total area: approx. 140.4 sq. metres (1511.5 sq. feet)

Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.
Plan produced using PlanUp.







estates & land