

4 Abbott Brow, Mellor, Blackburn, Lancashire. BB2 7HU

£250,000 Freehold

REDUCED



stones young
sales & lettings

Blackburn
740, Whalley New Road, Blackburn, BB1 9BA

01254 682 470
enquiries@stonesyoung.co.uk

PROPERTY DESCRIPTION

SPACIOUS THREE DOUBLE BEDROOM SEMI DETACHED COTTAGE IN MELLOR This charismatic family home is proudly positioned within the blissful village of Mellor, that has a variety of amenities and transport links all within walking distance. Preserving throughout some of the properties original, charming features, this property truly must be seen to appreciate what is being offered to the market.

This stone built, residential dwelling briefly comprises within of an entrance vestibule that leads through to the large, reception room that features an electric fire that sits within an original, exposed stone surround, and flows through to the spacious dining kitchen. From the kitchen, the separate utility room can be found along with the rear vestibule that provides access to the garden via the fully double glazed upvc door. To the first floor of the property, plenty of built in storage can be found on the landing that also provides access to the loft, with the landing leading you onto the master bedroom that is complete with fitted furnishings and is serviced by an ensuite shower room, two additional double bedrooms and the three piece family shower room suite in white.

This extended property is completed by having driveway parking to the front along with an attached, single garage with electric remote controlled door. The rear garden has full decked terrain, which allows for easy maintenance and is fully enclosed by fence panelling and trees, for additional privacy and security. Situated within the heart of this communal village, local amenities include a shop, butchers, post office and well established pubs and restaurants. Frequent transport links allow for easy commuting to the town centre, and the neighbouring town of Clitheroe, with a variety of walking routes all on your doorstep. This property has been a happy family home for its current owners for the past 30 years and so it is now time for its new owners to make some happy memories of their own.

FEATURES

- Charismatic Semi Detached Home
- Admirable Location of Mellor
- Three Spacious Double Bedrooms
- Large Kitchen Diner with Utility Room
- Enclosed and Easy to Maintain Garden to Rear
- Driveway Parking with Attached Single Garage
- En-Suite Shower Room to Master
- Huge Curb Appeal
- Spacious Accomodation
- Council Tax Band D



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Tiled flooring, x2 double glazed upvc windows, double glazed upvc front door

Lounge

16' 11" x 15' 05" (5.16m x 4.70m)
Electric fire with with stone hearth and surround, carpet flooring, stairs to first floor, ceiling coving, built in shelving, double glazed brown Pvc window, panel radiator, TV point

Kitchen/Diner

13' 07" x 12' 07" (4.14m x 3.84m)
Range of fitted wall and base units with contrasting work surfaces, sink and drainer, tiled splash backs, laminate flooring, ceiling coving, space for dining, integrated Indesit double oven with Algor induction hob, space for fridge freezer, double glazed upvc window, panel radiator

Rear Vestibule

Tiled flooring, double glazed upvc door to rear

Utility Room/Downstairs W/C

08' 05" x 06' 00" (2.57m x 1.83m)
Fitted wall and base units with contrasting work surfaces, tiled flooring, double glazed upvc frosted window, double glazed upvc window, plumbed for washing machine, space for tumble dryer, cupboard housing boiler, two piece suite in pink

First Floor

Landing

Carpet flooring, built in storage, cupboard housing tank, double glazed upvc frosted window, dado rail, access to loft via ladder

Master Bedroom

16' 07" x 13' 04" (5.05m x 4.06m)
Double with carpet flooring, fitted furnishings, dado rail, double glazed brown pvc window, wood beam, panel radiator

En-Suite

08' 06" x 04' 02" (2.59m x 1.27m)
Three piece suite in white with mainsfed shower enclosure, carpet flooring, built in storage, dado rail, tiled splash backs

Bedroom Two

14' 03" x 09' 05" (4.34m x 2.87m)
Double with carpet flooring, original wood beam, double glazed upvc window, original wood beam

Bedroom Three

13' 03" x 10' 06" (4.04m x 3.20m)
Double with carpet flooring, original wood beam, double glazed brown pvc window, built in storage, panel radiator

Shower Room

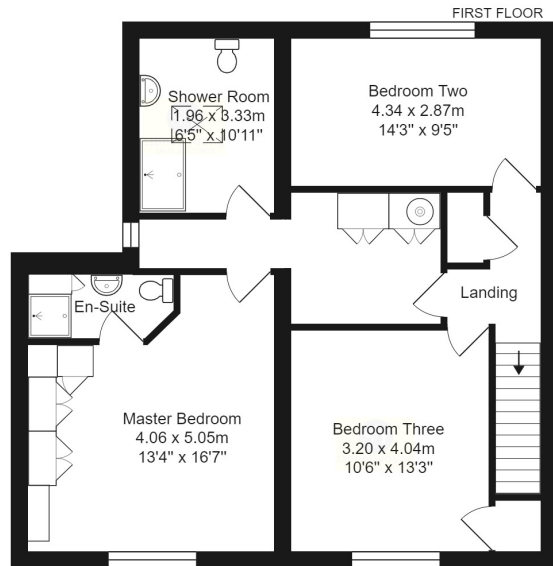
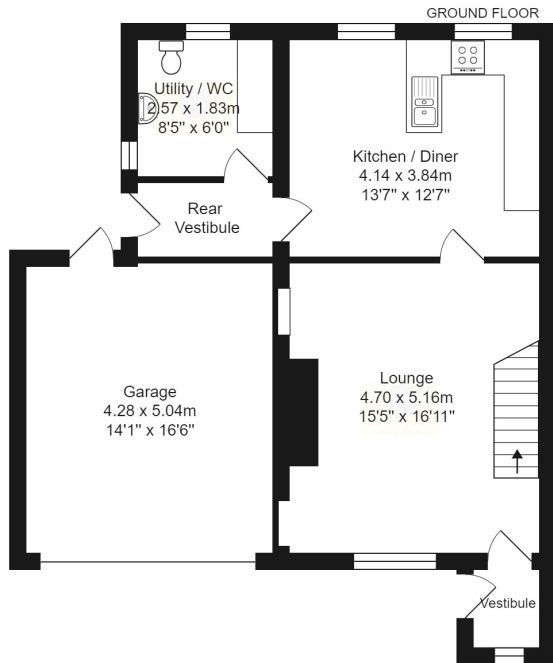
10' 11" x 06' 05" (3.33m x 1.96m)
Three piece suite in white with mains fed shower enclosure, lino flooring, velux window, panel radiator, tiled splash backs, dado rail, towel radiator

Garage

16' 08" x 14' 00" (5.08m x 4.27m)



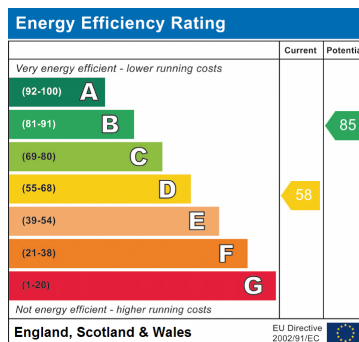
FLOORPLAN & EPC



Abbott Brow, Blackburn

Total Area: 145.6 m² ... 1567 ft²

All measurements are approximate and for display purposes only.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

