



stones young
PRESTIGE

Mellor Brow, Mellor, Blackburn, Lancashire BB2 7PN

£525,000 Freehold

FOR SALE



stones young
PRESTIGE

Blackburn
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PROPERTY DESCRIPTION

STONES YOUNG PRESTIGE. A SOPHISTICATED MASTERPIECE ON MELLOR BROW A beautifully modernised house, designed with elegance and functionality to the forefront. The property has been superbly crafted and designed by it's current owners with a rare combination of traditional architectural integrity and contemporary styling. Careful consideration has been given to elements such as the premium joinery, double glazed windows, floor finishes and stone work. This classic home has been designed for modern living and entertaining and reflects quality and luxury throughout.

This unique property set in the prime position on Mellor Brow finished to an incredibly high standard throughout greeted by the entrance hallway which leads into the lounge you are immediately surrounded by an abundance of style and luxury. Leading off the hallway over to the elegant bespoke kitchen with Quartz worksurfaces and integrated high-end Neff appliances. This section of the property offers the ideal space for entertaining featuring island. Adjacent to the kitchen, discover the convenience of a utility room, a versatile space designed for practical tasks. With ample storage, laundry facilities, and a dedicated area for household chores, this room seamlessly integrates functionality into the daily rhythm of the household. Continuing the tour, a discreetly positioned ground floor WC adds an extra layer of convenience for residents and guests alike. Tastefully designed, this powder room boasts modern fixtures and elegant finishes, providing a touch of sophistication to this essential space.

Ascending the staircase, the upper floor reveals a well-thought-out layout of the four double bedrooms and two bathrooms, each designed with comfort and relaxation in mind. The master suite offers a peaceful retreat, that echoes the style and quality found throughout the rest of the home.

Stepping outside, the back of the house opens up to a private back garden oasis, perfect for entertaining or enjoying a quiet evening under the stars. With a harmonious blend of style, functionality, and thoughtful design, this house is a welcoming haven for modern living. The integration of an integral garage and driveway parking not only enhances the functionality of the home but also contributes to the overall aesthetic appeal.

FEATURES

- Outstanding Semi Detached Family Home
- Four Bedrooms
- Fully Renovated in 2021
- Superb Village Location
- Two Bathrooms Plus Downstairs WC
- Generous Reception Room With Log Burner
- Beautifully Appointed Kitchen & Bathrooms
- Driveway Parking & Garage
- South Facing Garden with Rural Views



ROOM DESCRIPTIONS

Ground Floor

Hallway

Amtico flooring, ceiling spot lights, exposed stone wall, x2 double glazed upvc windows and solid rock door, stairs leading up to the first floor, x2 cast iron radiators.

WC

5' 08" x 5' 05" (1.73m x 1.65m)
Amtico flooring, two piece in white with tiled splash backs, heated towel cast iron radiator, x2 double glazed upvc frosted windows.

Lounge

24' 05" x 14' 08" (7.44m x 4.47m)
Amtico flooring, wood beams, wood burner, built in shelves in the alcove, space for dining table, x2 cast iron radiators, TV point, x2 double glazed upvc windows one with shutters.

Kitchen

24' 09" x 11' 10" (7.54m x 3.61m)
Amtico flooring, range of fitted wall and base units with contrasting Quartz work surfaces, tiled splash backs, Neff electric hob, extractor fan, microwave oven combi, oven and plate warmer, integral full length fridge and freezer, dishwasher, double ceramic sink, ceiling spot lights, large Island with space for up to six stools, cast iron radiator, x2 double glazed upvc windows one with shutters.

Utility Room

9' 01" x 6' 05" (2.77m x 1.96m)
Amtico flooring, ceiling spot lights, tiled splash backs, plumbed for washing machine, space for tumble dryer, door leading into garage and boiler cupboard, cast iron radiator, double glazed upvc doors leading to the rear garden.

First Floor

Landing

Carpet flooring, loft access.

Bedroom One

14' 06" x 11' 10" (4.42m x 3.61m)
Double bedroom with carpet flooring, cast iron radiator, double glazed upvc window with shutters.

Bedroom Two

14' 03" x 10' 09" (4.34m x 3.28m)
Double bedroom with carpet flooring, cast iron radiator, double glazed upvc window with shutters.

Bedroom Three

14' 09" x 9' 10" (4.50m x 3.00m)
Double bedroom with carpet flooring, cast iron radiator, double glazed upvc window with shutters.

Bedroom Four

9' 11" x 11' 10" (3.02m x 3.61m)
Double bedroom with carpet flooring, built in storage, cast iron radiator, double glazed upvc window with shutters.

Shower Room

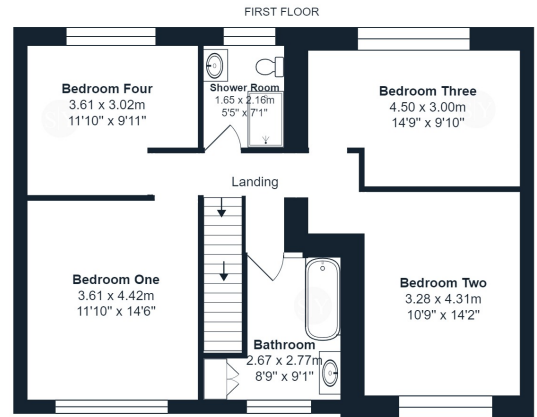
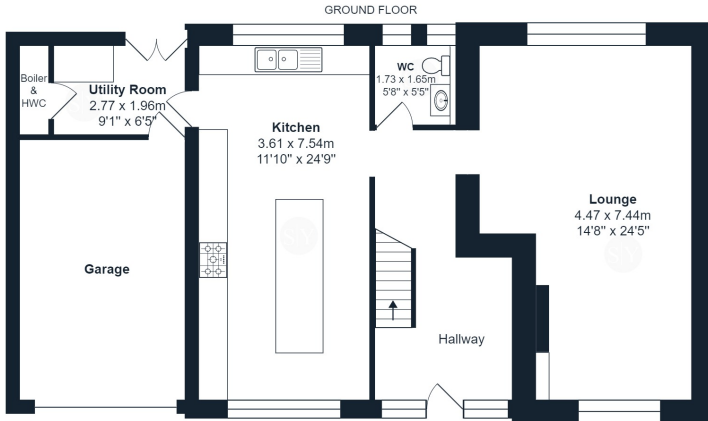
7' 01" x 5' 05" (2.16m x 1.65m)
Amtico flooring, three piece in white with mains fed shower enclosure, tiled splash backs, ceiling spot lights, heated towel cast iron radiator, double glazed upvc window with shutters.

Bathroom

9' 01" x 8' 09" (2.77m x 2.67m)
Amtico flooring, two piece in white with mains fed shower over bath, tiled splash backs, ceiling spot lights, built in cupboard, cast iron radiator, double glazed upvc window with shutters.



FLOORPLAN



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Total Area: 183.5 m² ... 1976 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.

