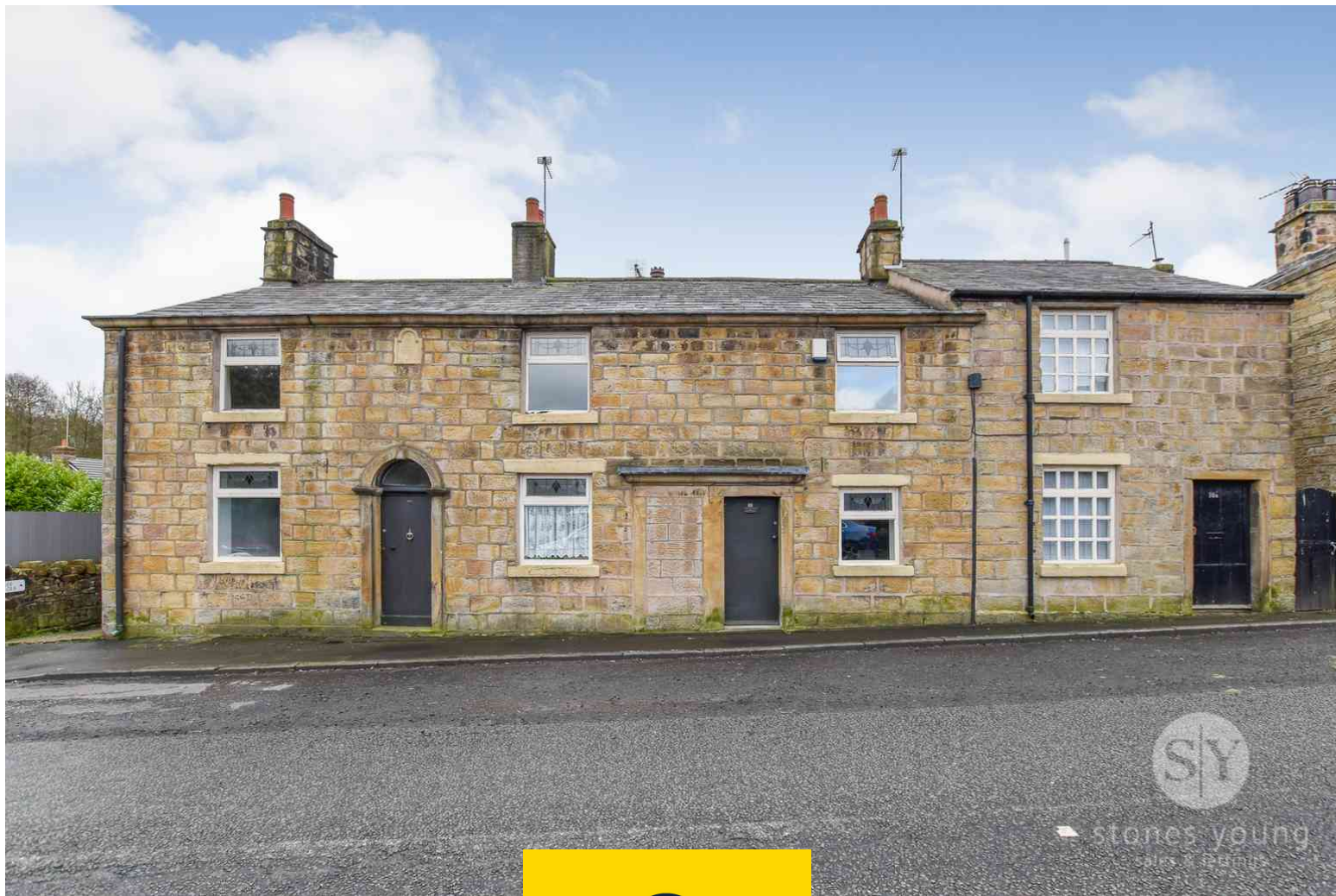


Whalley Road, Mellor Brook, Blackburn, Lancashire. BB2 7PR

£220,000 Freehold

FOR SALE



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



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PROPERTY DESCRIPTION

THREE DOUBLE BEDROOM COTTAGE IN MELLOR BROOK Occupying a beautiful rural position this impressive deceptive cottage lies in the middle of the ever popular location of Mellor Brook. Located just a short drive from the M6 and a stones throw from the A59, this lovely village is a stunning place to live complete with excellent pubs, countryside walks and shops within a close vicinity.

10 Mellor Brook was once three separate cottages but was converted to one large property in years gone by. There are two entrances to the downstairs which provide access to two large reception rooms and spacious kitchen diner which run all run from front to back of the property ensuring the room sizes are extremely generous. Upstairs are three double bedrooms which are accompanied by two three piece bathrooms. The stone flags downstairs give a real country feel to this home, with added character coming from the wooden beams, iron radiators and stunning fireplaces.

In addition to the main living residence, there is an annex which makes up the right hand size of the building. It comprises of a room on the ground floor and one on the first floor. It has been previously used as a home office or storage but would make a beautiful holiday cottage or airbnb subject to planning.

Externally there is plenty of parking on street available to the front of the property. To the rear, the garden has been paved to keep maintenance to a minimum and has space for storage sheds providing a tranquil sun trap during the summer months

FEATURES

- Oozing with Character
- No Chain Delay!
- Annex With Potential
- Rear Courtyard
- Annex with Potential to Convert
- Three Double Bedrooms
- Two Family Bathroom Suites
- Two Large Reception Rooms
- Potential to Create Three Separate Dwellings Subject to Planning Permission



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Tiled flooring, solid wooden front door.

Hallway

Flagged flooring, stairs to first floor.

Lounge

20' 10" x 9' 11" (6.35m x 3.02m)

Flagged flooring, wooden beams, built in cupboard, x2 wooden double glazed windows, x2 cast iron radiators, TV point.

Dining Room

16' 01" x 11' 01" (4.90m x 3.38m)

Flagged flooring, multi fuel stove, built in storage, double glazed wooden window, bookcase opening up down to the cellar.

Kitchen

17' 03" x 10' 01" (5.26m x 3.07m)

Range of fitted wall and base units with contrasting work surfaces, tiled splash backs, vinyl flooring, space for cooker, plumbed for washing machine, Belfast sink, feature old fire, double glazed wooden windows and door to courtyard, cast iron radiator .

First Floor

Landing

Carpet flooring, Velux window, storage cupboard.

Bedroom One

15' 06" x 11' 00" (4.72m x 3.35m)

Double bedroom with carpet flooring, double glazed wooden window, panel radiator x2.

Bedroom Two

14' 05" x 10' 08" (4.39m x 3.25m)

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

Bathroom One

5' 09" x 9' 11" (1.75m x 3.02m)

Carpet flooring, three piece in white with mains fed shower over bath, tiled splash backs, wooden double glazed window, radiator .

Bedroom Three

10' 03" x 10' 01" (3.12m x 3.07m)

Double bedroom with carpet flooring, old feature fire place, wooden double glazed window, panel radiator.

Bathroom Two

7' 00" x 6' 02" (2.13m x 1.88m)

Floorboards, three piece in white with mains fed shower over bath, tiled splash backs, wooden double glazed window, panel radiator.

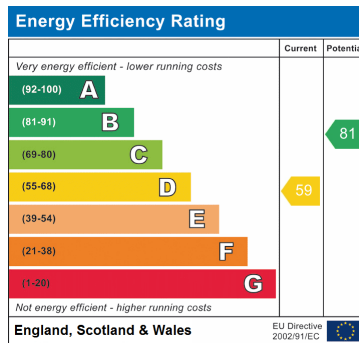
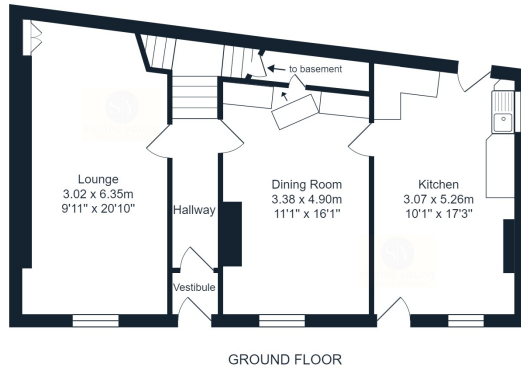
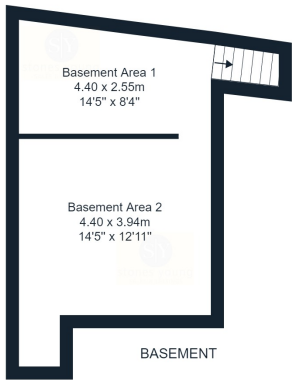


FLOORPLAN & EPC

10 Whalley Road, Mellor Brook

Total Area: 166.3 m² ... 1790 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.

