

**Wisteria Cottage, Mellor Brook Mellor Brook, Mellor Brook,  
Blackburn. BB2 7PH**

**£160,000 Freehold**

**REDUCED**



**stones young**  
sales & lettings

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

01254 682 470  
enquiries@stonesyoung.co.uk

## PROPERTY DESCRIPTION

**\*CHARACTER FILLED TWO BEDROOM STONE BUILT COTTAGE IN MELLOR BROOK WITH NO CHAIN!\*** Situated in this sought after, friendly village location stand this well presented and beautiful cottage, featuring new carpets and a stunning wood burner. Early viewing is essential!

Upon entering this charming cottage, you will find a delightful lounge which features a wood burning stove and exposed beams, making this a captivating space full of charm and character. The kitchen benefits from ample storage in the form of base and eye level units in a wood effect finish which are complimented by contrasting work surfaces and tiled flooring. The kitchen also benefits from an integral fridge freezer and dishwasher!

On the first floor, leading from the landing, is the wonderful generous master bedroom suite featuring a stunning wooden beam ceiling and benefits from storage. Bedroom two is a neutrally decorated, good sized single bedroom which provides access to the loft. The internal accommodation is completed by the fully tiled, three piece family bathroom suite in white which features stunning mosaic tiling in beautiful grey tones.

Mellor Brook is a sought after location due to the excellent schools and amenities nearby as well as stunning walks and highly regarded pubs and restaurants within walking distance. On street parking is available to the front of the property and to the rear there is a well maintained flagged patio which provides a great space to enjoy Al Fresco dining! Early viewing is advised for this charming home.

## FEATURES

- Freehold
- Beautiful stone built cottage
- Envious Mellor Brook Location
- Two bedrooms
- On street parking available
- Enclosed flagged rear yard
- Close to excellent amenities
- No chain delay
- Council Tax Band B
- Brand new carpets & wood burner!



## ROOM DESCRIPTIONS

### Ground Floor

#### Lounge

14' 02" x 14' 01" (4.32m x 4.29m) Upvc double glazed front door and window, 2x panel radiator, TV point, phone point, carpet flooring, wood burning stone in feature fire place with stone hearth, stairs to first floor, storage cupboard.

#### Kitchen

14' 06" x 8' 01" (4.42m x 2.46m) Panel radiator, integrated electric oven and gas hob, extractor fan, fridge freezer, plumbed for washing machine, integrated dishwasher, tiled splashbacks, tiled flooring, upvc double glazed door and window.

### First Floor

#### Landing

Carpet flooring.

#### Master bedroom

14' 03" x 11' 7" (4.34m x 3.53m) Carpet flooring, storage cupboard, ceiling spotlights, upvc double glazed window, panel radiator, phone point.

#### Bedroom Two

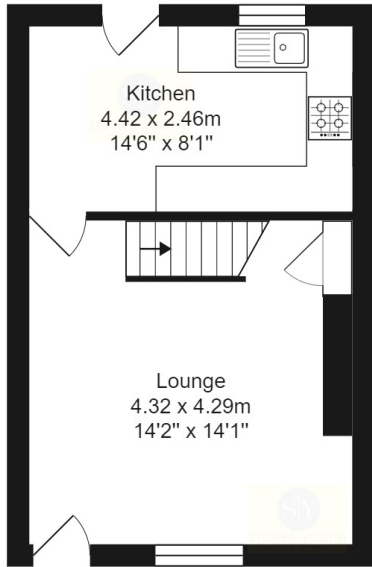
8' 01" x 6' 10" (2.46m x 2.08m) Panel radiator, carpet flooring, upvc double glazed window, loft access.

#### Bathroom

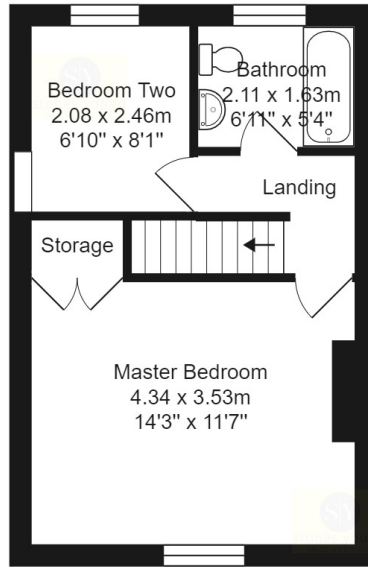
6' 11" x 5' 4" (2.11m x 1.63m) Three-piece in white, electric shower over bath, tiled floor to ceiling, tiled flooring, upvc double glazed window, panel radiator.



## FLOORPLAN & EPC



GROUND FLOOR



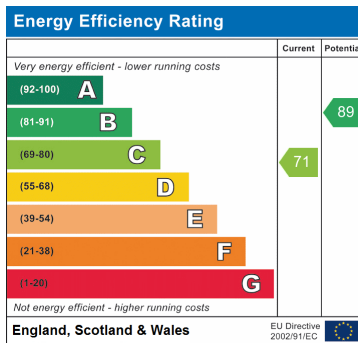
FIRST FLOOR



### Mellor Brook, Blackburn

Total Area: 60.4 m<sup>2</sup> ... 650 ft<sup>2</sup>

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.

