

**Broomholm, Myerscough Road, Mellor Brook, Blackburn,
Lancashire. BB2 7LB**

£289,950 Freehold

FOR SALE



stones young
sales & lettings

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PROPERTY DESCRIPTION

THREE BEDROOM FAMILY HOME IN DESIRABLE RIBBLE VALLEY LOCATION OF MELLOR BROOK Broomholm is a wonderfully presented semi detached property situated on a superb plot on Myerscough Road. Presented to the market with no onward chain, this property offers a great standard of accommodation, complete with driveway parking and front & rear gardens. Early viewing is highly advised for this admirable home.

This attractive, semi-detached property benefits from a freehold tenure and briefly comprises an entrance hallway, which houses the stairs to the first floor with storage. The generous lounge is a beautiful light space with a large window, allowing pleasant views of the garden. The stunning fireplace is the focal point in the room, creating a serene ambience and making this a relaxing space to enjoy with family. Doors from here flow beautifully in to the second reception room which offers the perfect space for dining. Leading on from here is the light filled conservatory which is a fantastic addition to the home, providing a wonderfully versatile space. In the kitchen, you'll find ample storage in the form of base and eye level units in cream with contrasting work surfaces and tiled flooring. Completing the ground floor is a two piece cloakroom. On the first floor leading from the landing, where the loft is accessible, is the master bedroom. Two further bedrooms are present, one of which is a comfortable double bedroom. The three piece family bathroom completes the internal accommodation. The property is warmed through gas central heating and benefits from double glazing throughout.

This well-presented property is situated in a desirable position in the delightful location of Mellor Brook within easy access of neighboring towns of Blackburn, Preston and Clitheroe and major commuter routes of along with M6 and M65 networks. There is a wide array of amenities within walking distance, including highly regarded restaurants including the Feildens Arms and The Millstone, which are favourites with the locals, along with a two minute walk to the bus stop for Clitheroe, Preston and beyond including school bus services to Whalley, Clitheroe and Blackburn. This garden fronted property benefits from driveway parking for up to four cars with further opportunity to increase parking and features a single detached garage with power and lighting. To the rear there is a laid to lawn garden with a flagged patio area. Internal viewing is highly advised for this delightful home.

FEATURES

- No Onward Chain
- Well-presented Semi-detached Home
- Desirable Mellor Brook Location
- Two Reception Rooms
- Three Bedrooms
- Light-filled Conservatory
- Wonderful Front & Rear Gardens
- Extensive Driveway
- Single Garage with Power and Lighting
- Council Tax Band D, Not on a Water Meter
- Within School Catchment Area For Osbaldston, Balderstone Primary School, Clitheroe Royal Grammer and St Agustin's



ROOM DESCRIPTIONS

Ground Floor

Hallway

Carpet flooring, ceiling spotlights, stairs to first floor, double glazed uPVC front door, built in storage.

Lounge

20' 02" x 10' 11" (6.15m x 3.33m) Carpet flooring, gas fire with stone hearth and surround, doors leading to dining area, panel radiator, TV point, uPVC double glazed window.

Dining Room

13' 00" x 9' 11" (3.96m x 3.02m) Carpet flooring, ceiling spotlights, panel radiator, double glazed uPVC door leading in to conservatory.

Kitchen

15' 05" x 8' 03" (4.70m x 2.51m) Range of fitted wall and base units with contrasting work surfaces, tiled flooring, space for gas cooker, extractor fan, integral dishwasher, washing machine, fridge and freezer, stainless steel sink and drainer, panel radiator, uPVC double glazed window x 2.

WC

5' 06" x 4' 11" (1.68m x 1.50m) Carpet flooring, two piece in white, panel radiator.

Conservatory

9' 10" x 9' 08" (3.00m x 2.95m) In uPVC double glazing, tiled flooring.

First Floor

Landing

Carpet flooring, loft access, cupboard housing tank, uPVC double glazed window.

Master Bedroom

11' 06" x 10' 11" (3.51m x 3.33m) Double bedroom with carpet flooring, panel radiator, uPVC double glazed window.

Bedroom Two

10' 10" x 9' 00" (3.30m x 2.74m) Double bedroom with carpet flooring, panel radiator, uPVC double glazed window.

Bedroom Three

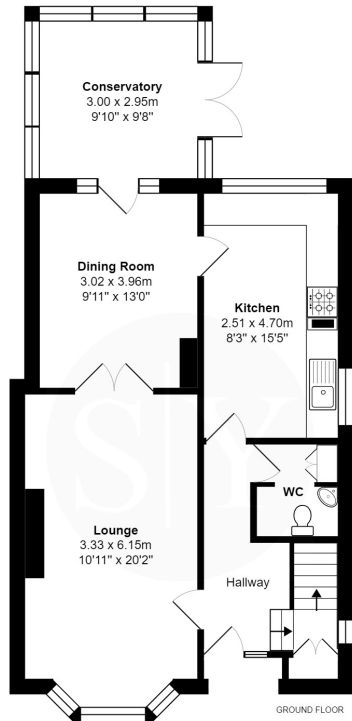
8' 05" x 8' 05" (2.57m x 2.57m) Single bedroom with carpet flooring, panel radiator, uPVC double glazed window.

Bathroom

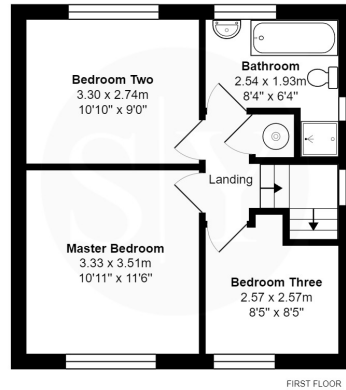
8' 04" x 6' 04" (2.54m x 1.93m) Vinyl flooring, four piece in grey, tiled floor to ceiling, heated towel radiator, frosted uPVC double glazed window.



FLOORPLAN & EPC



Myerscough Road, Mellor Brook



Total Area: 104.8 m² ... 1128 ft²
All measurements are approximate and for display purposes only.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

