

Mellor Close, Blackburn, Lancashire. BB2 7FL

£245,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

BEAUTIFULLY SPACIOUS FIVE BEDROOM SEMI DETACHED PROPERTY IN BEARDWOOD! Set over three floors this versatile property situated in this desirable location offers plentiful accommodation complete with driveway, low maintenance gardens and a garage, ensuring this property is perfect for modern family living!

Upon entering this great property you are greeted by a hallway, with stairs to the first floor, opening into the first reception room currently being used as a lounge but would make a perfect formal dining room. The spacious kitchen diner offers plenty of storage in the form of base and eye level units with dining area, opening up into the lighted filled conservatory making the ground floor a perfect space for entertaining family and friends. Off the kitchen the useful utility room can be found also offering further storage solutions. The downstairs cloakroom completes the accommodation on this floor.

On the first floor you will find the second generous reception room featuring a stylish gas fire with surround providing a lovely focal point in the room. The first floor landing also leads to two of the double bedrooms. The second floor houses the Master bedroom complete with an en suite shower room in white. There is a further double bedroom along with a good sized single bedroom which could be utilised a study, ideal for those working from home, all of which ensures this property is perfect for any growing family looking for a property in this sought after location. The three piece family bathroom suite benefits mains fed shower over bath and a neutral colour palette.

This fantastic property boasts a low maintenance garden to the rear, featuring a patio surrounded by mature shrubs and plants. This property benefits from driveway parking plus a single garage. Early viewing is essential to appreciate the space on offer making it a perfect family home.

FEATURES

- Five Bedroom Semi Detached Family Home
- Generous Accommodation Set Over Three Floors
- Envious Location!
- Master Bedroom with En Suite
- Garage with Power & Lighting
- Driveway Parking For Two Cars
- No Chain Delay!
- Council Tax Band E
- Freehold; On A Water Meter
- Two Reception Rooms Plus Conservatory



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Tiled Flooring

Hallway

Wood flooring, ceiling coving, stairs to first floor, storage cupboard, panel radiator

Lounge

14' 10" x 09' 05" (4.52m x 2.87m) Carpet flooring, ceiling coving, uPVC double glazed window, panel radiator, TV point

Kitchen

19' 11" x 09' 04" (6.07m x 2.84m) Range of fitted wall and base units and contrasting worksurfaces, stainless steel sink and drainer, tiled flooring, four ring gas hob, double oven, plumbed for dishwasher, tiled splashbacks, space for dining table, doors leading to conservatory, panel radiator

WC

06' 02" x 05' 03" (1.88m x 1.60m) Tiled flooring, two piece in white, tiled splashbacks, storage cupboard, heated towel rail

Utility

07' 09" x 06' 01" (2.36m x 1.85m) Tiled flooring, fitted wall and base units with contrasting worksurfaces, stainless steel sink and drainer, plumbed for washing machine, space for tumble dryer, uPVC door to rear garden, wall mounted boiler, panel radiator

Conservatory

09' 10" x 09' 02" (3.00m x 2.79m) In white double glazed uPVC, tiled flooring

First Floor

Second Reception Room

16' 03" x 13' 10" (4.95m x 4.22m) Carpet flooring, gas fire with marble hearth and wood surround, three uPVC double glazed windows, panel radiator, TV point

Bedroom 4

10' 09" x 08' 11" (3.28m x 2.72m) Carpet flooring, uPVC double glaze window, panel radiator

Bedroom 5

10' 09" x 06' 07" (3.28m x 2.01m) Carpet flooring, uPVC double glazed window, panel radiator

Second Floor

Bedroom 1

13' 05" x 10' 07" (4.09m x 3.23m) Carpet flooring, uPVC double glazed window, panel radiator

Bedroom 2

10' 10" x 08' 11" (3.30m x 2.72m) Carpet flooring, uPVC double glazed window, panel radiator

Bedroom 3

09' 10" x 06' 07" (3.00m x 2.01m) Carpet flooring, uPVC double glazed window, panel radiator

Bathroom

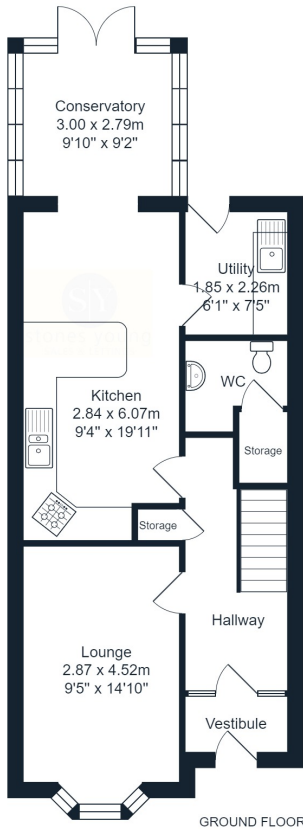
06' 07" x 05' 06" (2.01m x 1.68m) Vinyl flooring, three piece suite in white, mainsfed shower over back, tiled splashback, heated towel radiator

En Suite to Master Bedroom

07' 11" x 04' 11" (2.41m x 1.50m) Vinyl flooring, two piece suite in white, tiled splashbacks, mainsfed shower, heated towel radiator, uPVC double glazed frosted window

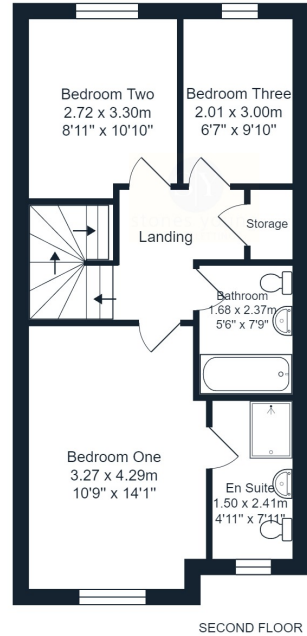
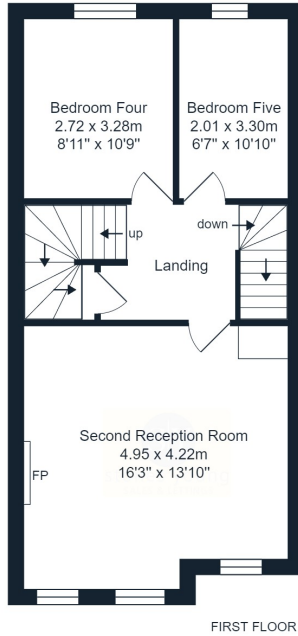


FLOORPLAN & EPC



Mellor Close, Blackburn

All measurements are approximate and for display purposes only.



| Energy Efficiency Rating | | Current | Potential |
|----------------------------------------------------|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) | A | | |
| (81-91) | B | | 85 |
| (69-80) | C | 71 | |
| (55-68) | D | | |
| (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.

