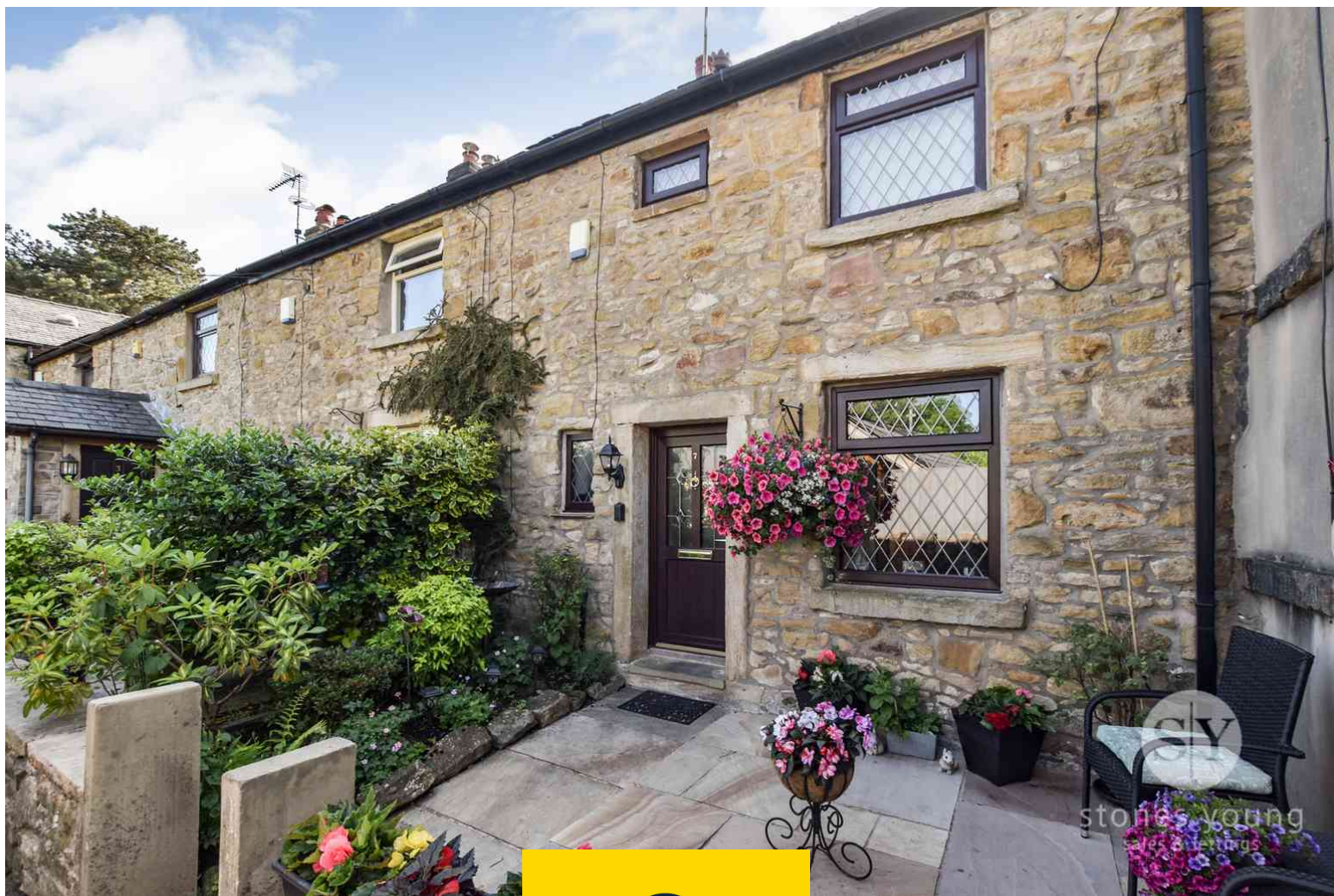


Aintree Cottages, Mellor Brook, Lancashire. BB2 7PP

Offers over £170,000 Freehold

REDUCED



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

01254 682 470
enquiries@stonesyoung.co.uk

PROPERTY DESCRIPTION

STONE BUILT TWO DOUBLE BEDROOM COTTAGE IN ENVIABLE MELLOR BROOK LOCATION! Set in this delightful Ribble Valley location stands this well presented cottage, which holds many original features adding to its charm. This well appointed cottage boasts a great standard of accommodation throughout and will make a wonderful home.

Upon entering this beautiful property you are greeted by a tranquil lounge featuring a wood burning stove and original wood beams ensuring character to the room. The kitchen diner provides ample storage in the form of base and eye level units in a wood finish, with contrasting work surfaces and flooring which compliment the space perfectly. The space allows for under counter appliances and a dining table. On the first floor, leading from the landing which provides access to the loft, is the spacious master bedroom featuring a stone fireplace with an electric stove, as well as a built in wardrobe which ensures the space is utilised perfectly. Bedroom two is also a comfortable double bedroom which is a charming space which features wood beams. Completing this property internally is the three piece bathroom in white, with a mains fed shower over the bath. The property is warmed through gas central heating and benefits from double glazing throughout.

Mellor Brook is a sought after location due to the excellent amenities and wonderful sense of community this beautiful village holds. There is a splendid, flagged patioed garden to the front which provides an enjoyable space to relax outdoors. To the rear there is a low maintenance enclosed yard. Internal viewing is highly advised for this captivating home and must be viewed early to avoid disappointment.

FEATURES

- Enviale Mellor Brook location
- Delightful position in the Ribble Valley
- Beautiful stone built cottage
- Two double bedrooms
- Gardens front & rear
- On street parking available
- Stunning original features
- Freehold
- On a water meter
- Council Tax Band B



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ROOM DESCRIPTIONS

Ground Floor

Lounge & Cloak Room

12' 09" x 11' 10" (3.89m x 3.61m)

Wood burning stove in ingle nook fireplace, stone hearth, wood beams, carpet flooring, stairs to first floor, uPVC double glazed window and door, panel radiators, TV point, phone point.

Kitchen and Diner

15' 01" x 9' 02" (4.60m x 2.79m)

Range of fitted wall and base units and contrasting work surfaces. tiled splashback, integral electric oven, gas hob and extractor fan, stainless steel sink and drainer, plumbed for washing machine, integral fridge freezer, space for tumble dryer, larder cupboard, wooden beams, laminate flooring, uPVC double glazed door, ceiling spotlights, panel radiator.

First Floor

Landing

Carpet flooring, loft access.

Bedroom 1

12' 05" x 12' 01" (3.78m x 3.68m)

Double bedroom, carpet flooring, two uPVC double glazed windows, stone fire place with electric stove, built in wardrobe, ceiling spotlights, panel radiator.

Bedroom 2

9' 06" x 9' 02" (2.90m x 2.79m)

Double bedroom, carpet flooring, uPVC double glazed window, wood beams, ceiling spotlights, panel radiator.

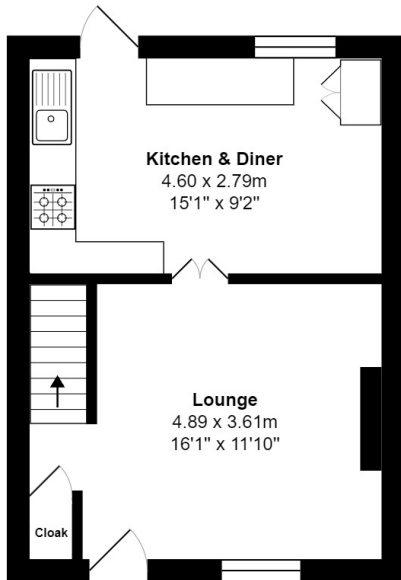
Bathroom

7' 03" x 5' 10" (2.21m x 1.78m)

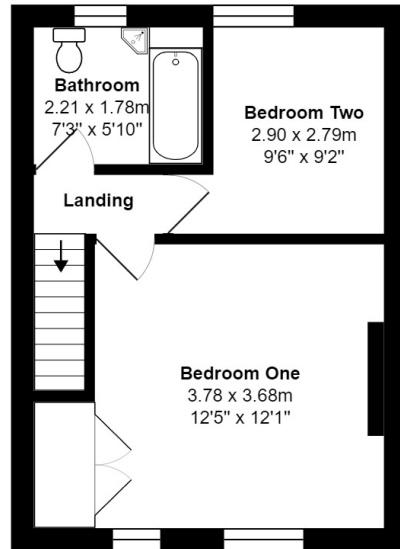
Three piece suite in white, vanity unit housing the sink, mains fed shower over the bath, laminate flooring, uPVC double glazed window, panel radiator, heated towel radiator, ceiling spotlights.



FLOORPLAN & EPC



Ground Floor



First Floor

Aintree Cottages, Mellor

Total Approximate Area: 61.6 m² ... 663 ft²

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		90
(69-80)	C	72	
(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.

