

Stanley Gate, Mellor, Blackburn, Lancashire. BB2 7ET

£220,000 Leasehold

FOR SALE



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sales & lettings

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

01254 682 470  
enquiries@stonesyoung.co.uk

## PROPERTY DESCRIPTION

\*DELIGHTFUL THREE BEDROOM BUNGALOW IN MELLOR WITH NO CHAIN DELAY! Set in this highly regarded area in the Ribble Valley, occupying an enviable plot with a south facing garden, this spacious property is bursting with character and will make a wonderful home! The property is accompanied by an attached garage, front and rear gardens with beautiful Indian stone flagging and driveway parking, making this the ideal property for modern family living.

Upon entering this charming property you are greeted by an entrance vestibule that leads into the bright and spacious lounge with an original feature fireplace in a stone surround. The fitted kitchen provides storage in the form of base and eye level units in a solid wood finish and provides access to the rear garden. The master bedroom provides plenty of space for wardrobes as well as allowing delightful views over the rear garden. A further double bedroom is available as well as a well sized single. The three piece shower room completes the property internally with tiling from floor to ceiling and lino flooring. The property is warmed through gas central heating and benefits from double glazing throughout.

Externally, the property benefits from superb gardens to the front and south facing rear ensuring there is plenty of space to enjoy the summer sun, whether it be sitting on the front lawn or entertaining friends and family in the Indian stone patioed back garden. The front driveway leads to the integral garage, allowing plenty of space for vehicles alongside on street parking. Additionally, the property has been recently re-roofed by it's current owner.

Mellor is a highly desirable location due to the beautiful village location, complete with lovely local pubs, restaurant's and shops. The village is also easily accessible via the M6, M61, M65 and A59, making transport links highly favourable. Due to the impressive accommodation on offer early viewing is highly advised.

## FEATURES

- Beautiful Semi Detached Bungalow
- Sought After Mellor Location
- Two Double Bedrooms
- Council Tax Band C
- No Chain Delay!
- Front & Rear Gardens
- Garage & Driveway Parking
- Envable Plot
- South Facing Garden To Rear
- Recently Re-roofed



## ROOM DESCRIPTIONS

### Ground Floor

#### Vestibule

Carpet flooring, storage cupboard, panel radiator, uPVC double glazed window.

#### Inner Hallway

Carpet flooring, loft access.

#### Lounge

17' 7" x 11' 2" (5.36m x 3.40m) Carpet flooring, ceiling coving, feature fireplace, 2 x panel radiator, TV point, phone point, uPVC double glazed window.

#### Kitchen

9' 8" x 8' 7" (2.95m x 2.62m) Range of fitted wall and base units with contrasting work surfaces, space for fridge freezer, integral electric oven, gas hob, extractor fan, 1 1/2 stainless steel sink and drainer, plumbed for washing machine, lino flooring, tiled splashback, panel radiator, uPVC double glazed window and door.

#### Bedroom One

12' 9" x 10' 4" (3.89m x 3.15m) Double bedroom with carpet flooring, ceiling coving, panel radiator, uPVC double glazed window.

#### Bedroom Two

9' 7" x 9' 10" (2.92m x 3.00m) Double bedroom with carpet flooring, ceiling coving, panel radiator, uPVC double glazed window.

#### Bedroom Three

8' 7" x 8' 8" (2.62m x 2.64m) Single bedroom with carpet flooring, ceiling coving, panel radiator, uPVC double glazed window.

#### Bathroom

6' 2" x 5' 6" (1.88m x 1.68m) Three piece in white, tiled floor to ceiling, lino flooring, panel radiator, frosted uPVC double glazed window.



# FLOORPLAN



Approximate total area<sup>†</sup>  
874.64 ft<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.

