

**Carter Fold, Mellor, Blackburn, Lancashire. BB2 7ER**

**£260,000 Leasehold**

**FOR SALE**



**stones young**  
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## PROPERTY DESCRIPTION

**\*IMMACULATE TWO DOUBLE BEDROOM DETACHED BUNGALOW\*** Located in the highly desirable location of Mellor stands this stunning detached bungalow located on an excellent sized corner plot with lovely gardens to the front, side and rear. This beautiful home is ready to move into, making it an ideal move for those looking to downsize.

On entry you are greeted by the entrance vestibule opening up into the welcoming hallway which provides access to each of the rooms. The lounge features a gas fire with marble hearth creating the focal point of the room. The kitchen diner sits at the back of the property and is fitted with a range of modern wall and base units with quartz worksurfaces. A step down from the kitchen is the excellently designed dining area, currently completed with dining table but has the versatility for a small living space or utility area. The two double bedrooms are both an excellent size and have plenty of space for wardrobes, drawers and side tables. Completing the ground floor is the four piece fully tiled family bathroom suite in white complete with separate bath, shower, sink and wc. The property is fully double glazed throughout and has gas central heating throughout.

Externally, the property benefits from superb gardens to the front, side and rear ensuring the views can be enjoyed and that it is not overlooked. There is plenty of space to enjoy the summer sun whether it be sitting in the garden, or hosting friends and family. The driveway and garage are located at the back of the property providing parking for a couple of vehicles and storage. Plenty of on street parking is also available. 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 favorable.

## FEATURES

- Beautiful Detached Bungalow
- South Facing Rear Garden
- Envious Corner Plot
- Driveway Parking to the Rear
- Two Double Bedrooms
- Re-roofed Two Years Ago
- No Chain Delay



## ROOM DESCRIPTIONS

### Ground Floor

#### Vestibule

Tiled flooring

#### Hallway

Oak flooring, meter cupboard, loft access, storage cupboard

#### Lounge

16' 01" x 12' 11" (4.90m x 3.94m)

Oak flooring, gas fire with marble hearth and surround, ceiling coving, uPVC double glazed window, panel radiator, TV point, phone point

#### Kitchen Diner

15' 09" x 08' 10" (4.80m x 2.69m)

Range of fitted wall and base units and contrasting quartz worksurfaces, stainless steel sink and drainer, built in double oven and microwave, gas hob, extractor fan, stone floor, panel radiator.

15'02" x 08'04" (4.62m x 2.54m)

Stone floor, uPVC double glazed patio door to back garden, uPVC double glazed window, panel radiator

#### Bedroom 1

11' 05" x 10' 09" (3.48m x 3.28m)

Oak flooring, uPVC double glazed window, panel radiator

#### Bedroom 2

18' 06" x 07' 06" (5.64m x 2.29m)

Laminate flooring, uPVC double glazed window, panel radiator, TV point

#### Bathroom

09' 03" x 06' 10" (2.82m x 2.08m)

Four piece in white, shower enclosure with mainsfed shower, bath, wc, sink, tiled flooring, tiled floor to ceiling, radiator, uPVC double glazed frosted window







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.