

**Mostyn, Preston New Road, Mellor Brook, Blackburn,
Lancashire. BB2 7NS**

£325,000 Leasehold

FOR SALE



stones young
sales & lettings

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PROPERTY DESCRIPTION

STUNNING FIVE BEDROOM SEMI DETACHED HOME IN MELLOR BROOK Situated in this sought after location on a desirable plot stands this substantial five bedroom home, complete with two reception rooms, countryside views and parking for several cars. The property boasts a high standard of accommodation throughout and would make a lovely family home!

This characterful property briefly comprises of a beautiful and spacious hallway which provides access to each reception room separately the kitchen diner and the stairs to the first floor so makes an excellent space upon entering. Each reception room is of a very good size with plenty of space for dining tables, living rooms or play rooms, ideal for family life. They have both been decorated to a high standard, ready to move straight into. The kitchen diner is located at the back of the property and includes a breakfast bar, integrated appliances and space for a sofa or dining table. On the first floor, located off the landing are five good sized bedrooms, four of which are doubles. These offer a variety of uses should you wish to have a home office or dressing room. Completing the upstairs is the incredible family bathroom, comprising of a a freestanding bath, walk in shower, wc, sink and underfloor heating.

Externally this property has excellent curb appeal and benefits from a low maintenance front garden and parking for several vehicles. To the rear, is a beautiful laid to lawn south facing garden complete with a shed and outhouse with power. The internal garage can be accessed via the property or the single garage door where you will find the combi boiler, space for a tumble dryer, power and lighting - and also offers the potential to convert into another living space or downstairs wc.

FEATURES

- Driveway Parking for 5 Cars
- Two Large Reception Rooms
- Stunning Countryside Views to the Rear
- Not on a Water Meter
- Council Tax Band D
- Tastefully Decorated Throughout
- Beautiful Family Bathroom with Underfloor Heating
- Four Double Bedrooms and One Single Bedroom



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Carpet flooring

Hallway

Carpet flooring, uPVC double glazed frosted window, stairs to first floor, access to garage, under stair storage, phone point

Second Reception Room

12' 06" x 12' 11" (3.81m x 3.94m)

Carpet flooring, uPVC double glazed bay window, panel radiator, TV point

Lounge

12' 10" x 12' 07" (3.91m x 3.84m)

Carpet flooring, gas fire, uPVC double glazed French doors to rear garden, panel radiator, TV point

Kitchen

17' 08" x 16' 11" (5.38m x 5.16m)

Range of fitted wall and base units with contrasting worksurfaces, integrated oven and grill, induction hob, extractor fan, integrated dishwasher, integrated washing machine, integrated fridge, breakfast bar with space for four stools, uPVC double glazed French doors to rear garden, tiled flooring, two uPVC double glazed windows, panel radiator, TV point

Garage

15' 02" x 08' 08" (4.62m x 2.64m)

Combi boiler, power and lighting, space for tumble dryer, inside tap

First Floor

Landing

Carpet flooring, loft access, the loft is partially boarded with power and lighting

Bedroom 1

12' 11" x 11' 01" (3.94m x 3.38m)

Carpet flooring, fitted wardrobes, uPVC double glazed window, panel radiator, TV point

Bedroom 2

12' 06" x 13' 00" (3.81m x 3.96m)

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

Bedroom 3

09' 10" x 08' 02" (3.00m x 2.49m)

Carpet flooring, uPVC double glazed window, panel radiator

Bedroom 4

10' 01" x 08' 02" (3.07m x 2.49m)

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

Bedroom 5

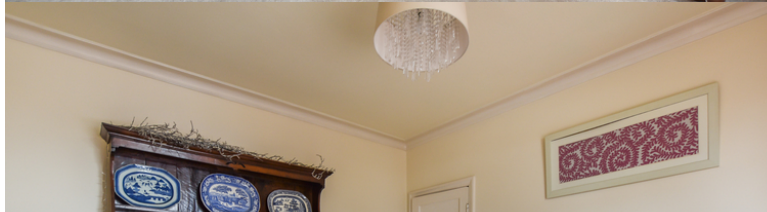
09' 03" x 07' 08" (2.82m x 2.34m)

Carpet flooring, uPVC double glazed window, panel radiator, phone point

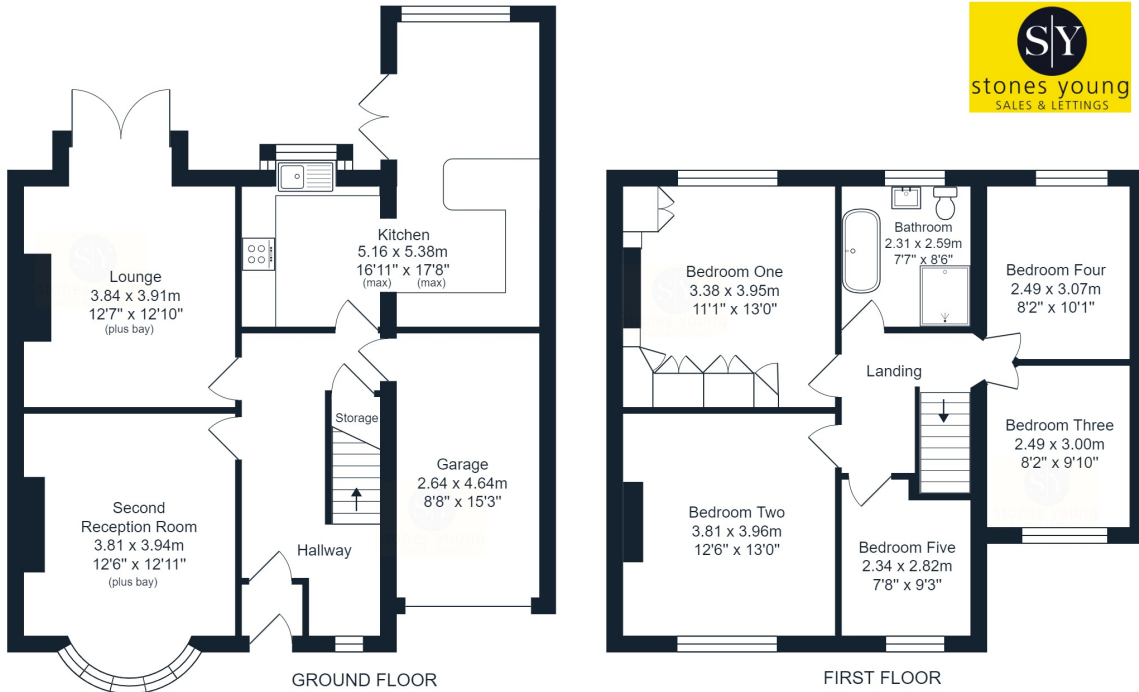
Bathroom

08' 06" x 07' 07" (2.59m x 2.31m)

Three piece in white with freestanding bath, wc, vanity units housing sink and walk in shower enclosure, tiled flooring, tiled floor to ceiling, ceiling spotlights, underfloor heating, heated towel rail, uPVC double glazed frosted window



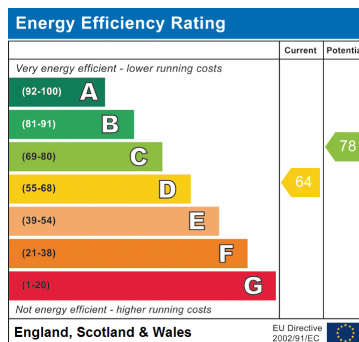
FLOORPLAN & EPC



Mostyn Preston New Road, Mellor Brook

Total Area: 164.6 m² ... 1772 ft² (excluding storage)

All measurements are approximate and for display purposes only.



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.

