

Mellor Lane, Mellor, Blackburn, Lancashire. BB2 7JR

£175,000 Leasehold

FOR SALE



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PROPERTY DESCRIPTION

BEAUTIFUL TWO BEDROOM COTTAGE IN THE HEART OF MELLOR IN ENVIABLE RIBBLE VALLEY LOCATION
Nestled in the heart of the picturesque village of Mellor, stands this two bedroom terraced cottage. Ideally suited for a small family looking for a semi-rural retreat with easy access to neighbouring towns, this beautifully maintained property is tastefully decorated throughout with neutral tones, and is filled with an abundance of natural light.

Upon entering this charming property you are met by a brief entrance vestibule leading into the delightful lounge which features a central gas fire in a stone hearth, built in storage and exposed wooden beams, filling the room with character and charm. Leading through into the beautiful kitchen where you will find storage in the form of base and eye level units with wood effect surfaces, which compliment the room perfectly. The kitchen provides space for under counter utilities including a fridge, freezer and washing machine as well as housing an integrated oven, 4x ring gas hob and extractor fan. On the first floor you will find the elegant master bedroom suite and bedroom two which is a good sized single bedroom. Completing the property internally is the three piece family bathroom with an electric shower over the bath. The property is heated through gas central heating and benefits from uPVC double glazing throughout.

Mellor is a highly sought after location due to the close knit community, great schools, amenities and transport links close by as well as easy access to the motorway. Bus routes allow easy reach of Whalley and the bustling town of Clitheroe. The property benefits from on street parking directly to the front along with a front yard space. To the rear there is a good sized, low maintenance yard with a raised decking area and outdoor storage. Due to the standard of accommodation and great location, this move in ready property will make a splendid home.

FEATURES

- Charming Character Filled Cottage
- Enviaible Mellor Location
- No Chain Delay
- Neutral Decor Throughout
- Two Bedrooms
- Good Sized Low Maintenance Rear Garden
- On Street Parking Available
- Idyllic Setting With Wonderful Nearby Walking Routes
- Close To Excellent Schools & Amenities
- Council Tax Band B



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Carpet mat. double glazed upvc front door.

Lounge

13' 10" x 13' 11" (4.22m x 4.24m)

Carpet flooring, gas fire set in stone surround, built in storage, TV point, panel radiator, double glazed upvc window.

Kitchen

11' 08" x 9' 08" (3.56m x 2.95m)

Range of fitted wall and base units with contrasting work surfaces, tiled splash backs, vinyl flooring, stainless steel sink and drainer, x4 ring gas hob, electric oven, extractor fan, plumbed for washing machine, space for under counter fridge and freezer, stairs to first floor, storage cupboards, double glazed upvc window and door to the rear, panel radiator.

First Floor

Landing

Carpet flooring, wall mounted boiler.

Bedroom One

14' 03" x 14' 00" (4.34m x 4.27m)

Double bedroom with carpet flooring, double glazed upvc window, panel radiator.

Bedroom Two

6' 07" x 5' 08" (2.01m x 1.73m)

Single bedroom with carpet flooring, double glazed upvc window, panel radiator.

Bathroom

9' 08" x 5' 01" (2.95m x 1.55m)

Vinyl flooring, three piece in cream with shower over bath, tiled splash backs, double glazed upvc window, panel radiator.



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.