

Mellor Brow, Mellor, Blackburn, Lancashire. BB2 7EX

£450,000 Freehold

FOR SALE



stones young  
sales & lettings

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## PROPERTY DESCRIPTION

**\*\*PRESTIGE\*\* \*LARGE FOUR BEDROOM BUNGALOW IN MELLOR\*** Stones Young are thrilled to market this spacious four bedroom detached bungalow in the sought after location of Mellor. Set on a beautiful plot with magnificent views and brimming with potential this property is truly one not to be missed. Viewing is advised to avoid disappointment.

This charming property comprises of an entrance porch, large welcoming hallway with loft access which has a pull down ladder, and Velux windows. There is the potential to extend subject to the appropriate planning permission. The lounge provides a serene space to relax which benefits from sliding, patio doors opening out on to the breath-taking rear garden. You'll also enjoy spectacular views from here. The bright and spacious kitchen provides ample storage in the form of many base and eye level units, in a wood finish with contrasting work tops and under counter appliances. There is also space for a dining table and chairs, making this a great entertaining area. There are two excellent sized double bedrooms, the master having the added benefit of fitted furnishings and a good sized en-suite bathroom. In addition to this there are two further single bedrooms both of which have fitted wardrobes, one of which is currently utilised as a study. Completing this property internally is a modern fully tiled three piece shower room in white featuring vanity unit. The property is warmed through gas central heating and benefits from double glazing throughout.

Mellor is a highly desirable location due to the excellent array of amenities and schools nearby, as well as stunning walking routes. Set on a large plot, this sublime property has wonderfully maintained, landscaped gardens to the front, with various areas of decked, gravel and flagged patio. To the front, there is an extensive driveway which provides ample parking, as well as a garage benefitting from power and lighting and an electric up and over door. This property is expected to be extremely popular and so early viewing is highly advised.

## FEATURES

- Spacious Detached Property
- En Suite Master
- New Boiler Recently Fitted
- Stunning Views to the Rear
- Extensive Driveway
- Sought After Location of Mellor
- Electric Garage Door
- No Chain Delay



## ROOM DESCRIPTIONS

### Ground Floor

#### Vestibule

Tiled flooring, wooden front door and windows.

#### Hallway

Carpet flooring, ceiling coving, loft access with ladder, storage cupboard, panel radiator, phone point.

#### Lounge

23' 04" x 17' 09" (7.11m x 5.41m) Carpet flooring, ceiling coving, ceiling spotlights, gas fire unit with marble hearth surround, 3x double glazed Upvc windows and door onto rear garden, 3x panel radiators, TV point.

#### Kitchen / Diner

24' 02" x 10' 10" (7.37m x 3.30m) Range of fitted wall and base units and contrasting work surfaces, tiled flooring, 4x ring stoves, gas hob, extractor fan, integral dish washer and fridge freezer, electric oven and microwave, tiled splashback, sink and drainer, ceiling spotlights, space for dining table, plumbed for washing machine and space for tumble dryer, 5x double glazed Upvc windows and door to rear.

#### Bedroom One

17' 10" x 11' 04" (5.44m x 3.45m) carpet flooring, ceiling spotlights, fitted furnishings, patio doors to rear, panel radiator.

#### En-Suite

8' 06" x 5' 11" (2.59m x 1.80m) Carpet flooring, four-piece suite in cream, storage, tiled splashback, mains fed shower, extractor fan, frosted double glazed Upvc window, towel radiator.

#### Bedroom Two

14' 06" x 10' 08" (4.42m x 3.25m) Carpet flooring, double glazed Upvc window.

#### Bedroom Three

6' 07" x 8' 03" (2.01m x 2.51m) Carpet flooring, fitted wardrobe, double glazed wooden window, panel radiator.

#### Bedroom Four

9' 06" x 8' 05" (2.90m x 2.57m) Carpet flooring, fitted wardrobe, double glazed wooden window, panel radiator.

#### Bathroom

6' 11" x 6' 03" (2.11m x 1.91m) Tiled flooring, three-piece suite in white with vanity unit, ceiling spotlights, mains fed shower, towel 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.