

Elswick Gardens, Mellor, Blackburn, Lancashire. BB2 7JD

No Chain £465,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

LARGE FIVE BEDROOM, DETACHED FAMILY HOME IN MELLOR This outstanding property is positioned in this highly regarded village, set on a generous plot and with mature gardens and an enviable location this gorgeous property is ideally suited to a growing family. Viewing is highly advised.

Upon entering, you're welcomed into the spacious hallway with stairs leading up to the first floor. The first reception room is adorned with tasteful decor and ample natural light. To your right, the second reception room offers a cozy space, perfect for intimate gatherings or quiet relaxation. Moving through to the kitchen, you'll find a well-appointed kitchen diner, with plenty of wall and base units and an array of integrated appliances such as a oven, hob, extractor fan, dishwasher and fridge. Adjacent is a convenient utility room, offering practicality and organization, while a downstairs WC adds to the home's convenience.

Ascending to the first floor, you'll discover four generously sized bedrooms, each exuding comfort and style. The master bedroom boasts the luxury of an en-suite bathroom. A family bathroom serves the remaining bedrooms, ensuring convenience for all occupants. Additionally, this remarkable property offers the versatility of a fifth bedroom, which can easily serve as a home office, providing an ideal space for remote work or creative endeavours.

Outside, a garage and driveway parking provide ample space for vehicles, while the surrounding gardens and water lodge offer a peaceful retreat, perfect for enjoying the beauty of nature, wildlife and outdoor gatherings with loved ones.

FEATURES

- Five Bedrooms
- Two Reception Rooms
- En Suite To Master Bedroom
- Fitted Bedroom Wardrobes
- Large Detached Family Home
- Four Car Driveway
- Village Location
- Ground Floor WC
- Potential to Extend Subject To Planning Permission



ROOM DESCRIPTIONS

Ground Floor

Hallway

Carpet flooring, composite front door, stairs to first floor, panel radiator.

WC

5' 00" x 5' 09" (1.52m x 1.75m) Tiled flooring, two piece in white, tiled splash backs, ceiling spot lights, alarm system, frosted double glazed upvc window, panel radiator.

Kitchen

10' 05" x 12' 07" (3.17m x 3.84m)
Tiled flooring, range of fitted wall and base units with contrasting work surfaces, tiled splash backs, x4 ring gas hob, extractor fan, gas hob, integral electric double oven with combination microwave grill, dishwasher and fridge, under counter lights, stainless steel sink and drainer, space for dining table, double glazed upvc window, panel radiator.

Utility Room

15' 01" x 6' 11" (4.60m x 2.11m)
Tiled flooring, plumbed for washing machine, space for fridge freezer, built in storage cupboard, door leading into the garage, stairs leading up to bedroom five/office, double glazed upvc window.

Lounge

12' 11" x 18' 10" (3.94m x 5.74m)
Carpet flooring, ceiling coving, gas fire with hearth and surround, x2 double glazed upvc windows and French doors leading to rear garden, panel radiator.

Dining Room

9' 02" x 12' 06" (2.79m x 3.81m)
Carpet flooring, ceiling coving, double glazed upvc window, panel radiator

First Floor

Landing

Carpet flooring, ceiling coving, storage cupboard housing tank, double glazed upvc window.

Bedroom One

12' 00" x 12' 02" (3.66m x 3.71m)
Double bedroom with carpet flooring, ceiling spot lights, double glazed upvc window, panel radiator.

En Suite

5' 06" x 6' 02" (1.68m x 1.88m)
Tiled flooring, three piece in white with electric shower enclosure, tiled splash backs, ceiling spot lights, towel radiator, double glazed upvc window.

Bedroom Two

12' 00" x 10' 06" (3.66m x 3.20m)
Double bedroom with carpet flooring, fitted wardrobes ceiling spot lights, double glazed upvc window, panel radiator.

Bedroom Three

8' 07" x 7' 11" (2.62m x 2.41m)
Double bedroom with carpet flooring, fitted wardrobes, double glazed upvc window, panel radiator.

Bedroom Four

7' 11" x 8' 04" (2.41m x 2.54m)
Single bedroom with carpet flooring, fitted wardrobes, double glazed upvc window, panel radiator.

Bathroom

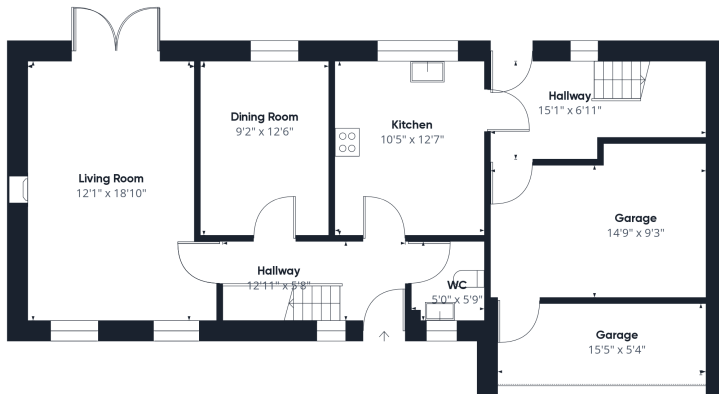
5' 11" x 5' 06" (1.80m x 1.68m)
Tiled flooring, three piece in white with shower over bath, tiled splash backs, ceiling spot lights, frosted double glazed upvc window, panel radiator.

Bedroom Five/Office

15' 03" x 13' 00" (4.65m x 3.96m)
Carpet flooring, ceiling spot lights, under eaves storage, double glazed upvc window and Velux, panel radiator.



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area⁽¹⁾

1922.35 ft²

Reduced headroom

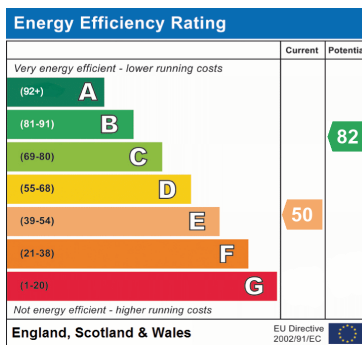
4.76 ft²

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

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.

