

Church Lane, Mellor, Blackburn, Lancashire. BB2 7JL

£370,000 Leasehold

FOR SALE



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PROPERTY DESCRIPTION

STONE BUILT TRADITIONAL HOME WITH CHARACTER AND ORIGINAL FEATURES This well laid out and immaculately presented four bedroom semi-detached property complete with two reception rooms plus large conservatory and a private garden would make the perfect family home! Nestled within the quiet village of Mellor the area is popular for families with a great selection of primary and secondary schools including private schools available close by.

Upon entering the property through the front door you are greeted by the hallway which has original tiled flooring and stained glass inner door opening up into the hallway which has stairs leading up to the first floor. The lounge has a log burner being the main focal point of the room and a large bay window. The second reception room which has stunning solid wood flooring and can be utilised as either a second sitting room or dining room, opening up into the kitchen which has plenty of storage space in the form of base and eye level units complimented by sile stone work surfaces and upstands. The conservatory is a huge selling point to this property and opens up onto the patio. Completing the ground floor is a utility room and wc. On the first floor off the landing is the master bedroom which has an original feature fire, there are a further two bedrooms, one of which another double along with a three piece traditional bathroom suite in white. On the second floor there is an impressive double bedroom along with a shower room en suite. The property is fully double glazed throughout and has gas central heating with a brand new boiler installed early 2023!

Set in the delightful village of Mellor, there is a great sense of community boasting a children's playground, 3 public houses, local shops, a village hall hosting regular events and unlimited walking routes on the doorstep. The property boasts a front garden and to the rear you'll discover a lawn garden, bordered by mature planting, with a patio area which is perfect for Al Fresco dining and entertaining. The incredible outside space is an asset to this extraordinary property and viewing is essential.

FEATURES

- Large, Semi Detached Property In Desirable Mellor Location
- Stone Built, Traditional Home With Stunning Interior Design
- Set Over Three Floors
- Two Reception Rooms Plus Conservatory
- Brand New Combi Boiler
- Stylish, Characterful Interior
- Four Good Sized Bedrooms; Three of Which Doubles
- Contemporary Kitchen & Bathrooms
- Beautifully Maintained Gardens
- Within The Catchment Area Of Excellent Schools



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Original tiled flooring, composite front door, cupboard housing meters.

Hallway

Solid wood flooring, stairs to first floor, dado rail, picture rail, panel radiator.

Lounge

12' 10" x 12' 05" (3.91m x 3.78m)

Carpet flooring, ceiling coving, wood burning stove, double glazed upvc bay window, panel radiator.

Dining Room

13' 00" x 13' 00" (3.96m x 3.96m)

Solid wood flooring, ceiling coving, door to the side of the property, double glazed upvc window, panel radiator.

Kitchen

15' 11" x 7' 07" (4.85m x 2.31m)

Range of fitted wall and base units with contrasting work surfaces and upstands, sink and drainer, integrated dishwasher, space for fridge freezer and Range cooker, extractor fan, ceiling spot lights, Velux window.

Conservatory

14' 06" x 15' 06" (4.42m x 4.72m)

Tiled flooring with electric underfloor heating, double glazed upvc throughout.

Utility Room

10' 04" x 7' 04" (3.15m x 2.24m)

Vinyl flooring, space for tumble dryer, plumbing for washing machine, wall mounted combi boiler, double glazed upvc window.

WC

07' 05" x 03' 2" (2.26m x 0.96m)

Vinyl flooring, two piece in white with vanity unit, ceiling spot lights, cupboard housing consumer unit.

First Floor

Landing

Carpet flooring, under stairs storage.

Bedroom One

13' 00" x 12' 05" (3.96m x 3.78m)

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

Bedroom Two

12' 07" x 11' 00" (3.84m x 3.35m)

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

Bedroom Three

8' 09" x 7' 01" (2.67m x 2.16m)

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

Bathroom

9' 01" x 7' 06" (2.77m x 2.29m)

Karndean flooring, three piece in white with shower over bath, tiled splash backs, ceiling spot lights, radiator, x2 double glazed upvc frosted windows.

Attic

Landing

Carpet flooring, under eaves storage

Bedroom Four

15' 09" x 7' 08" (4.80m x 2.34m)

Double bedroom with carpet flooring, Velux window, panel radiator.

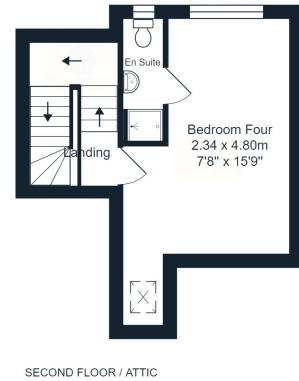
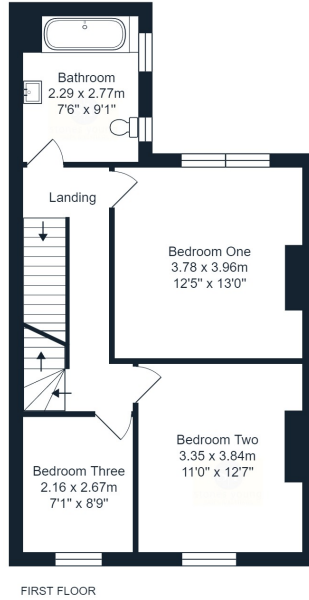
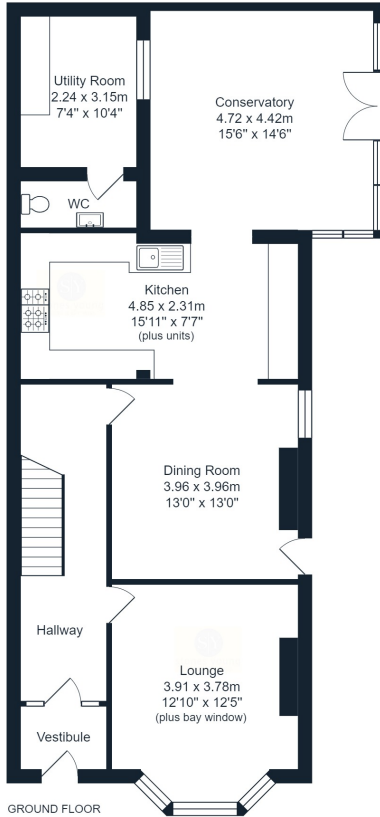
En Suite

08' 08" x 02' 09" (2.64m x 0.83m)

Vinyl flooring, three piece in white with electric shower enclosure, tiled splash backs, ceiling spot lights, frosted double glazed upvc window, panel radiator.



FLOORPLAN & EPC



Church Lane, Mellor

Total Area: 180.9 m² ... 1947 ft²

All measurements are approximate and for display purposes only.

| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 76 |
| (55-68) | D | 64 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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.

