

Abbott Brow, BLACKBURN, Lancashire. BB2 7HT

£230,000 Leasehold

FOR SALE



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PROPERTY DESCRIPTION

CHARMING COTTAGE SET IN THE PICTURESQUE VILLAGE OF MELLOR Set on an enviable position on Abbott Brow stands this delightful cottage, offering an incredible standard of accommodation with a beautiful rustic finish. Boasting stylish interior design and generous room sizes, this property is sure to make a wonderful home for those looking to reside in this admirable setting.

This attractive property briefly comprises a spacious, elegant lounge featuring wood beams and an endearing wood burning stove, with an exposed stone surround. This sophisticated space makes an excellent area to relax, and flows wonderfully in to the generous kitchen. You'll find ample storage here in the form of base and eye level units in a stylish shaker style finish with oak counter tops, complimented by high quality fixtures and fittings. With wood effect flooring and space for dining this space presents a truly divine area to dine and entertain. Completing the ground floor is the handy utility room offering further storage.

On the first floor, leading from the landing where the part boarded loft can be accessed, is the spacious master bedroom. With exposed wood beams bringing character to the room, this is the ultimate haven to unwind. High quality fitted wardrobes ensure the space is maximised, whilst bringing warmth to the space with an enchanting wood finish. The second bedroom is also a comfortable double bedroom featuring wood beams and tranquil décor. Completing the internal accommodation is the contemporary four piece bathroom suite with a vanity unit and separate shower enclosure. The property is warmed through gas central heating and benefits from double glazing throughout.

The village of Mellor is a desirable place to reside, with highly regarded restaurants close by, where regular entertainment and quiz nights are enjoyed by the locals. This property boasts front and rear gardens providing a wonderful space to enjoy the outdoors, along with a designated parking space across from the home. Due to the enviable location and stunning accommodation on offer here, high interest is expected and so early viewing is essential.

FEATURES

- Two Bedroom Cottage in Delightful Village of Mellor
- No Onward Chain
- Charming Village Location With Excellent Amenities Nearby
- Beautifully Rustic Interior Design
- Wood Beams & Wood Burning Stove
- Utility Room To Compliment Spacious Kitchen
- Incredible Views Across The Ribble Valley
- Front & Rear Gardens
- Council Tax Band D, Leasehold



ROOM DESCRIPTIONS

Ground Floor

Lounge

18' 02" x 14' 10" (5.54m x 4.52m)

Carpet flooring, panel radiator, TV point, phone point, ceiling coving, ceiling beams, wood burner in feature store fireplace & hearth, stairs to first floor, wooden double glazed window.

Kitchen

15' 01" x 10' 11" (4.60m x 3.33m)

Range of fitted wall and base units and contrasting oak work surfaces, panel radiator, ceramic sink and drainer, double electric oven, induction hob, extractor fan, space for fridge freezer, ceiling spotlights, laminate flooring, wood framed window.

Utility

8' 05" x 6' 07" (2.57m x 2.01m)

Wall and base units, sink, plumbed for washing machine and tumble dryer, ceiling window, wood framed composite door, tiled flooring.

First floor

Landing

Carpet flooring, ceiling beams, spindle balustrade, loft access.

Bedroom 1

16' 00" x 15' 01" (4.88m x 4.60m)

Double bedroom, carpet flooring, panel radiators, ceiling beams, fitted wardrobes, uPVC double glazed window.

Bedroom 2

11' 02" x 8' 05" (3.40m x 2.57m)

Carpet flooring, panel radiators, ceiling beams, wooden double glazed window.

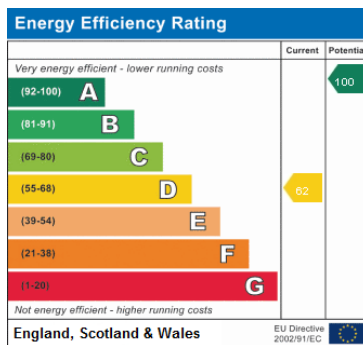
Bathroom

8' 01" x 6' 08" (2.46m x 2.03m)

Four piece in white, panel radiator, shower over bath, shower enclosure with mains fed shower, vanity unit, lino flooring, ceiling beams, wood framed double glazed window.



EPC



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.