

Branch Road, Mellor Brook, Blackburn, Lancashire. BB2 7NU

Offers Over £299,950 Leasehold

FOR SALE



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## PROPERTY DESCRIPTION

**\*IMPRESSIVE THREE BEDROOM FAMILY HOME IN SOUGHT AFTER MELLOR LOCATION\*** Offering contemporary style living to the property market, this spacious three bedroom semi detached family home would be perfect for any growing family looking within this sought after area! Complete with three bedrooms, two reception rooms an open plan kitchen diner as well as driveway parking and a well sized rear garden this property will appeal to many and so early viewing is essential!

Upon entering this property you are greeted by an entrance hallway with stairs up to the first floor. The bright lounge is a good size, boasting plenty of space for the family to relax. A second reception room is also available which flows well into the open plan kitchen diner with French doors to the rear garden. The contemporary kitchen is fitted with a range of wall and base units as well as various integrated appliances including a range cooker with 6 ring gas hob, smeg extractor fan, dishwasher and fridge freezer. A conveniently placed utility room is located just off the kitchen, with plumbing for both a washing machine and tumble dryer. Completing the ground floor is the W/C located off the hallway. On the first floor off the landing, where access to the boarded loft can be found, there are two well sized double bedrooms as well as a third comfortable single. Completing the property internally is the four piece bathroom suite with a mains fed shower enclosure, separate bath and LVT flooring. The property benefits from uPVC double glazing throughout and gas central heating.

This attractive semi detached dwelling is set in a coveted location in Mellor, which enjoys a wonderful community feel, with excellent schools and amenities close by. This wonderful family home boasts driveway parking to the front and to the rear you'll discover a charming South West facing garden, featuring a delightful flagged patio and lawn area bordered by mature hedges. Early viewing is highly advised for what is sure to be a popular property.

## FEATURES

- Two Reception Rooms
- Extended in 2019
- Not on a Water Meter
- Driveway Parking
- Recently Rewired
- Two Double Bedrooms
- Open Plan Kitchen Diner
- Council Tax Band D
- Recently Fitted Bathroom
- South West Facing Garden



## ROOM DESCRIPTIONS

### Ground Floor

#### Vestibule

Tiled flooring.

#### Hallway

Carpet flooring, two storage cupboards, stairs to first floor, under stairs storage, panel radiator.

#### Lounge

12' 5" x 12' 3" (3.78m x 3.73m)

Carpet flooring, uPVC double glazed bay window, panel radiator, TV point.

#### Second Reception / Diner

26' 3" x 11' 4" (8.00m x 3.45m)

#### Second Reception Room

Carpet flooring, panel radiator, TV point.

#### Kitchen

12' 1" x 7' 10" (3.68m x 2.39m)

#### Kitchen / Diner

Range of fitted wall and base units and contrasting work surfaces, 1 1/2 sink and drainer, Smeg range cooker with 6x ring gas hob, Smeg extractor fan, integral dishwasher, integral fridge freezer, vinyl flooring, vaulted ceiling with Velux windows and spotlights, uPVC double glazed French doors, uPVC double glazed window, panel radiator.

#### Utility

8' 10" x 7' 3" (2.69m x 2.21m)

Vinyl flooring, plumbed for washing machine and tumble dryer, storage cupboard, panel radiator, uPVC double glazed window.

#### W/C

5' 0" x 4' 3" (1.52m x 1.30m)

Two piece suite in white with w/c and sink, vinyl flooring.

### First Floor

#### Landing

Carpet flooring, loft access, uPVC double glazed frosted window.

#### Master Bedroom

14' 2" x 12' 5" (4.32m x 3.78m)

Carpet flooring, uPVC double glazed window, panel radiator, TV point.

#### Bedroom Two

13' 0" x 12' 5" (3.96m x 3.78m)

Carpet flooring, uPVC double glazed window, panel radiator.

#### Bedroom Three

8' 0" x 7' 4" (2.44m x 2.24m)

Carpet flooring, uPVC double glazed window, panel radiator.

#### Bathroom

9' 2" x 7' 5" (2.79m x 2.26m)

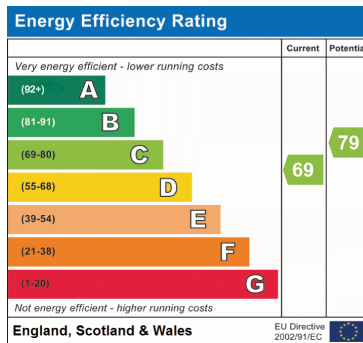
Four piece suite in white, mains fed shower enclosure, bath, w/c, sink, LVT flooring, ceiling spotlights, heated towel radiator, uPVC double glazed frosted window x2.







# FLOORPLAN & 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.