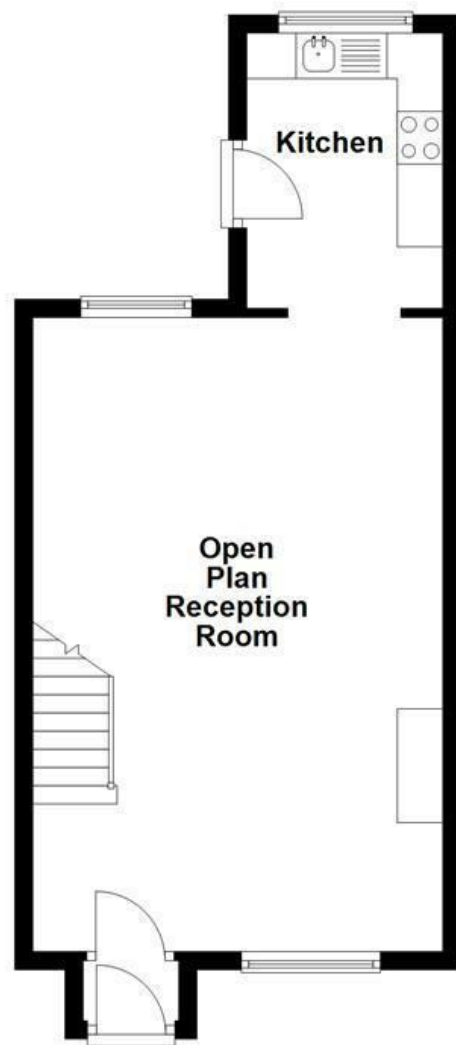


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Mellor Lane, Mellor, BB2 7JR

Offers In Excess Of £175,000

AN ENVIABLE COTTAGE PROPERTY

Having been presented and updated beautifully throughout with immaculate presentation, neutral decoration and no chain delay, this outstanding two bedroom cottage property is being proudly welcomed to the market in the most desirable location of Mellor. With panoramic field views to the front, open plan living space and stunning original features, this property is the perfect home for any small family or couple truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Preston, Clitheroe and major motorway links.

The property comprises briefly; a welcoming entrance porch provides access on to a spacious open plan living space. The living area leads openly on to a contemporary fitted kitchen and houses a staircase to the first floor. The first floor comprises of doors on to two bedrooms and a modern bathroom. Externally there is an enclosed yard to the rear with paved areas and courtyard to the front.

Some images have been virtually staged to help you envision your next home.

For further information or to arrange a viewing please contact our Ribbles Valley branch at your earliest convenience.

Mellor Lane, Mellor, BB2 7JR

Offers In Excess Of £175,000

 **2**  **1**  **1**  **E**

- Beautifully Presented Mid Terrace Cottage
 - Contemporary Fitted Kitchen
 - On Street Parking
 - EPC Rating E
- Two Bedrooms
 - Open Plan Living
 - Tenure TBC
- Three Piece Bathroom Suite
 - Enclosed Yard to Rear
 - Council Tax Band C

Ground Floor

Entrance Porch

3'5 x 2'2 (1.04m x 0.66m)
UPVC double glazed frosted front door and oak single glazed frosted door to open plan reception room.

Reception Room

22'10 x 14'9 (6.96m x 4.50m)
Two UPVC double glazed windows, two central heating radiators, stone fireplace, two feature wall lights, television point, open to kitchen and stairs to first floor.

Kitchen

9'11 x 7'1 (3.02m x 2.16m)
UPVC double glazed window, range of panelled wall and base units with wood effect work surfaces, stainless steel sink and drainer with traditional taps, integrated electric double oven with four ring gas hob and extractor hood, space for fridge freezer, wood effect lino flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

5'8 x 2'7 (1.73m x 0.79m)
Loft hatch, doors to two bedrooms and bathroom.

Bedroom One

14'9 x 13'6 (4.50m x 4.11m)
UPVC double glazed window, central heating radiator, fitted wardrobes and stone feature wall.

Bedroom Two

9'0 x 8'8 (2.74m x 2.64m)
UPVC double glazed window, central heating radiator and Ideal Logic boiler.

Bathroom

6'1 x 5'6 (1.85m x 1.68m)
UPVC double glazed frosted window, central heating radiator, vanity top wash basin with mixer tap, dual flush WC, tiled panel bath with mixer tap, tiled elevations and tiled flooring.

External

Rear

Enclosed yard.

Front

Courtyard.



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