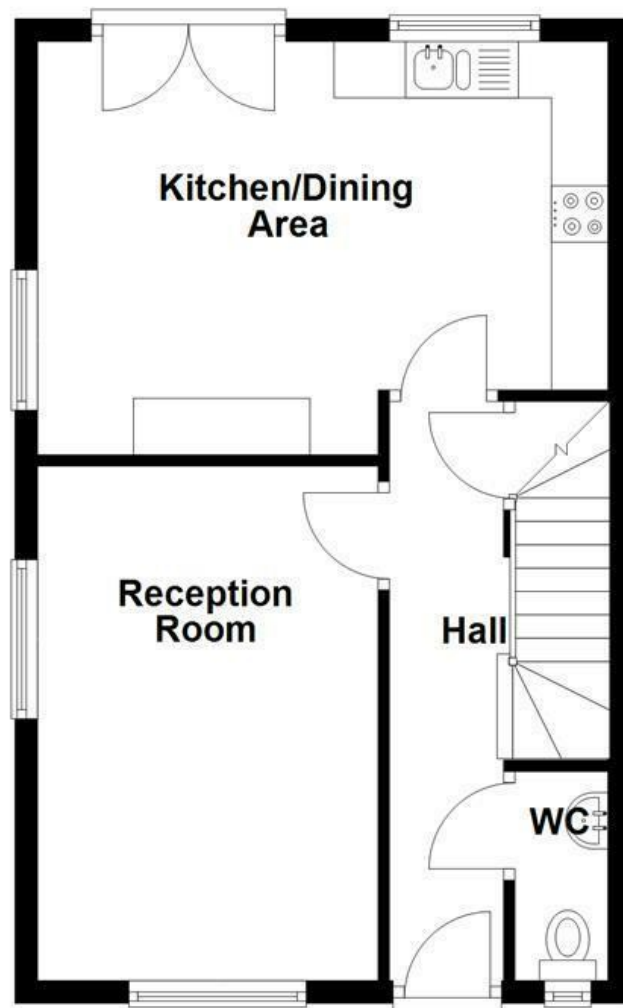
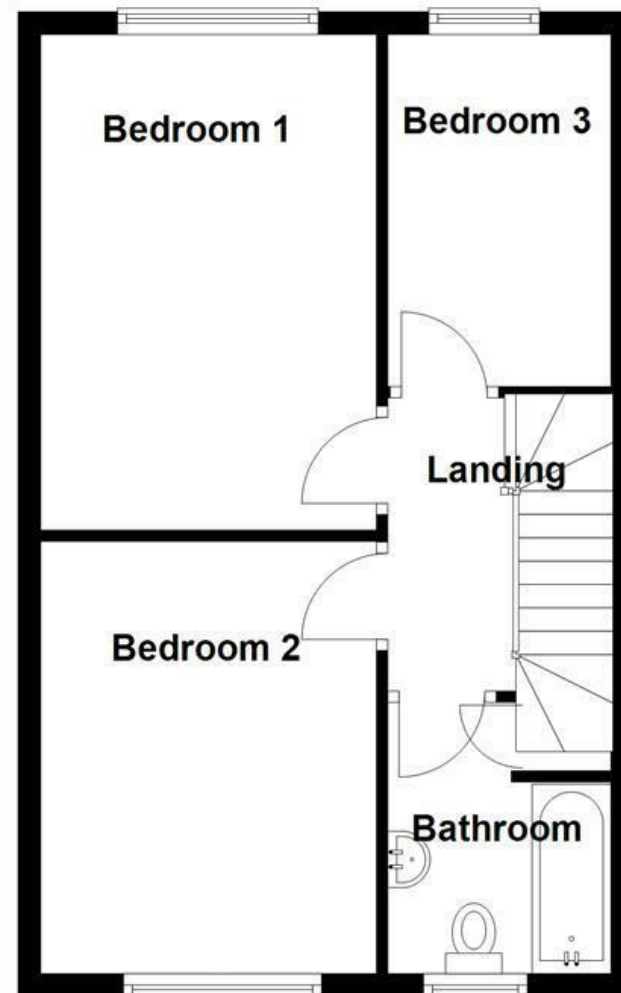


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Weavers Fold, Mellor, BB2 7FR

£156,000

THREE BEDROOM FAMILY HOME NOT TO BE MISSED AT 70% SHARED OWNERSHIP

Situated in the charming area of Weavers Fold, Mellor, Blackburn, this delightful three-bedroom house presents an ideal opportunity for families or couples seeking additional space for a home office or gym. The property boasts a well-designed layout, featuring a spacious living room that invites relaxation and social gatherings.

The kitchen and dining area is perfect for family meals and entertaining, leading to an enclosed rear yard, providing a private outdoor space for leisure and enjoyment. The convenience of a downstairs WC adds to the practicality of the home, while the beautifully tiled main bathroom offers a touch of elegance and comfort.

With off-road parking available, this property ensures that you will never have to worry about finding a space for your vehicles. Weavers Fold is a lovely community, making this house not just a home, but a wonderful place to live. This property is a must-see for anyone looking to settle in a peaceful yet accessible location.

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Weavers Fold, Mellor, BB2 7FR

£156,000

 3  1  1  C

- Tenure Leasehold
 - Three Generously Sized Bedrooms
 - Off Road Parking Available
 - Viewing Highly Recommended
- Council Tax Band C
 - Spacious Kitchen/Dining Area
 - Ample Enclosed Rear Garden Space
- EPC Rating C
 - Ideal Family Home
 - Sought After Location

Ground Floor

Entrance

Composite double glazed door to hall.

Hall

16'11 x 3'2 (5.16m x 0.97m)

Central heating radiator, smoke alarm, wood effect flooring, doors to WC, storage, reception room, kitchen/dining area and stairs to first floor.

Reception Room

15' x 9'11 (4.57m x 3.02m)

Two UPVC double glazed windows, central heating radiator, smoke alarm, television point and wood effect flooring.

WC

6'1 x 2'9 (1.85m x 0.84m)

UPVC double glazed frosted window, dual flush WC, pedestal basin with mixer tap and tiled splash back,wood effect flooring.

Kitchen

16'7 x 11'11 (5.05m x 3.63m)

Two UPVC double glazed windows, central heating radiator, panel wall and base units, laminate work top, stainless steel one and a half sink and drainer with mixer tap, integrated oven, four ring gas hob, tiled splash back, extractor hood, plumbed for washing machine, space for fridge freezer, spotlights, smoke alarm and UPVC double glazed French doors to rear.

First Floor

Landing

8'4 x 6'4 (2.54m x 1.93m)

Smoke alarm, loft access, doors to three bedrooms and bathroom.

Bedroom One

12'6 x 9'10 (3.81m x 3.00m)

UPVC double glazed window and central heating radiator.

Bedroom Two

11'6 x 9'9 (3.51m x 2.97m)

UPVC double glazed window, central heating radiator and fitted storage.

Bedroom Three

10'1 x 6'4 (3.07m x 1.93m)

UPVC double glazed window and central heating radiator.

Bathroom

8' x 6'4 (2.44m x 1.93m)

Composite double glazed window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, tiled panel bath with mixer tap, overhead direct feed shower, part tiled elevation, spotlights, fitted storage and tiled floor.

External

Rear

Enclosed paved garden with timber shed.

Front

Block paved drive and paved path to front entrance door.



Tel: 01200422824

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