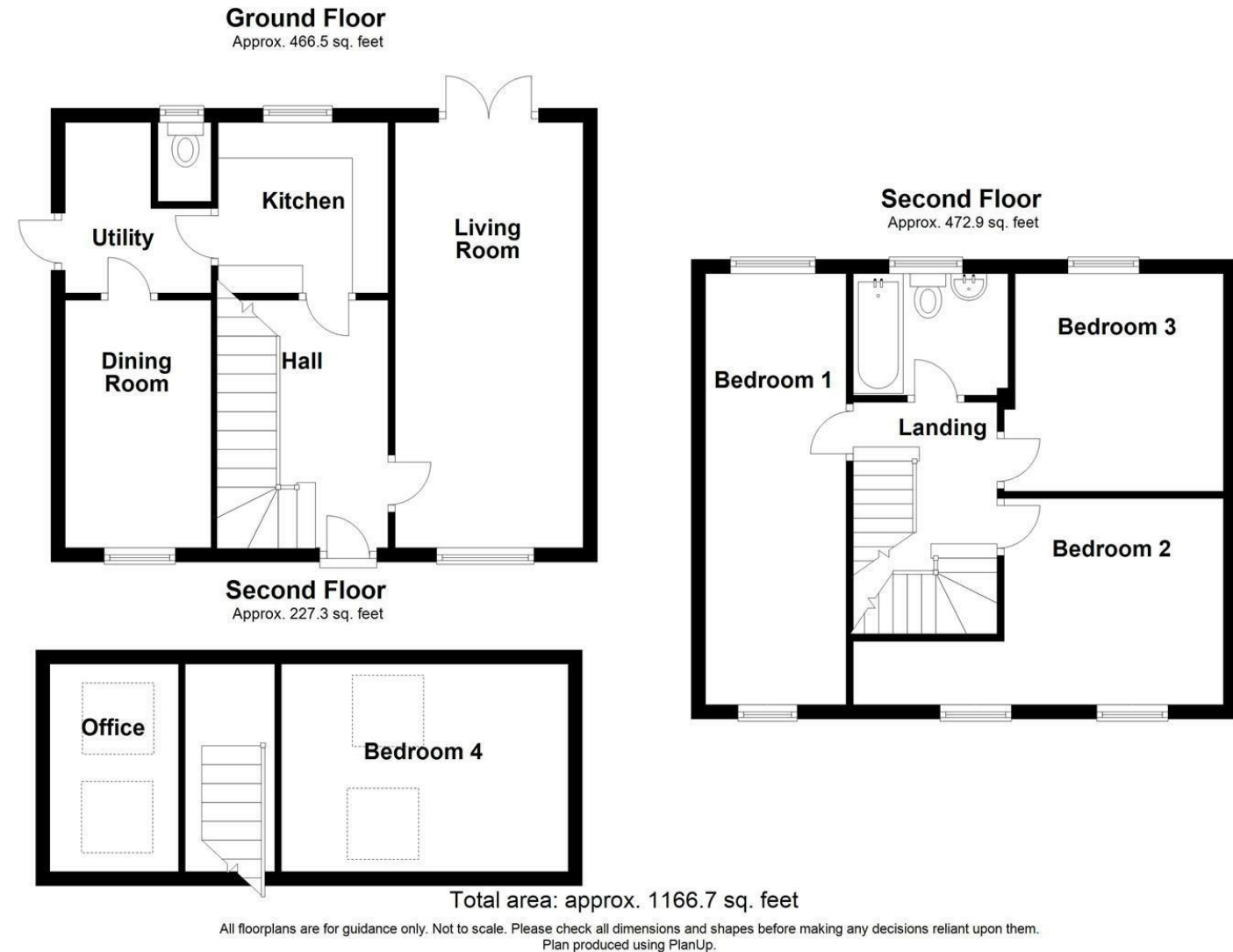




St. Marys Gardens, Mellor, BB2 7JP

£230,000

FOUR BEDROOM SEMI-DETACHED PROPERTY WITH OFF-ROAD PARKING

Beautifully presented and nestled in the popular town of Mellor, this property is in catchment to well regarded schools, in close proximity to local amenities and commuter routes, to surrounding towns and villages. Boasting two bright reception rooms, a fitted kitchen, four double bedrooms, a three piece bathroom suite as well as an enclosed rear garden and off-road parking, making this property perfect for a family or somebody looking for a convenient upsize.

The property comprises briefly: entrance into the hallway with stairs leading to the first floor and doors allowing access into the kitchen and living room. The living room offers access to the rear garden. From the kitchen, there is access to the utility which has doors leading to reception room two, a WC and the rear garden. From the first floor, there are stairs leading to the second floor and doors providing access to three double bedrooms and a three piece bathroom suite. From the second floor, there are doors to access a double bedroom and office.

Externally, this property offers a rear enclosed, laid to lawn garden with paved areas, mature shrubs and a decked seating area. To the front, there is off-road parking and a laid to lawn garden.

To arrange any viewings, please contact the Clitheroe team.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	78
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.

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 4  1  2  D

- Large Enclosed Rear Garden
- Off Road Parking
- Freehold Property
- Modern Fitted Kitchen
- EPC Rating Is D
- Attic Room
- Spacious Rooms
- Unique Features
- Desirable Area

Ground Floor

Hall

8'07 x 8'00 (2.62m x 2.44m)

Smoke alarm, central heating radiator, stairs to first floor landing, doors to living room and kitchen.

Living Room

19'11 x 10'10 (6.07m x 3.30m)

UPVC double glazed window, central heating radiator, coving, television point, gas fire with wood hearth.

Kitchen

10'09 x 7'11 (3.28m x 2.41m)

UPVC double glazed window, wood wall and base units, laminate worktops, stainless steel sink with drainer and mixer tap, double oven with four ring gas hob, extractor hood, dish washer, fridge/freezer, part tiled elevations, laminate flooring, door to utility room.

Utility

7'10 x 6'11 (2.39m x 2.11m)

Wood wall and base units, laminate worktops, plumbing for washing machine and dryer, boiler, wood single glazed door to dining room.

Dining Room

11'09 x 6'11 (3.58m x 2.11m)

UPVC double glazed window, central heating radiator, coving.

WC

5'01 x 3'01 (1.55m x 0.94m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, elevated wash basin with traditional taps, extractor fan, part tiled elevations.

First Floor

Landing

8'10 x 6'04 (2.69m x 1.93m)

Bedroom One

19'11 x 6'11 (6.07m x 2.11m)

Bedroom Two

15'07 x 9'08 (4.75m x 2.95m)

Bedroom Three

10'10 x 9'11 (3.30m x 3.02m)

Second Floor

Landing

9'08 x 2'06 (2.95m x 0.76m)

Wood double glazed velux window, doors to two bedrooms.



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