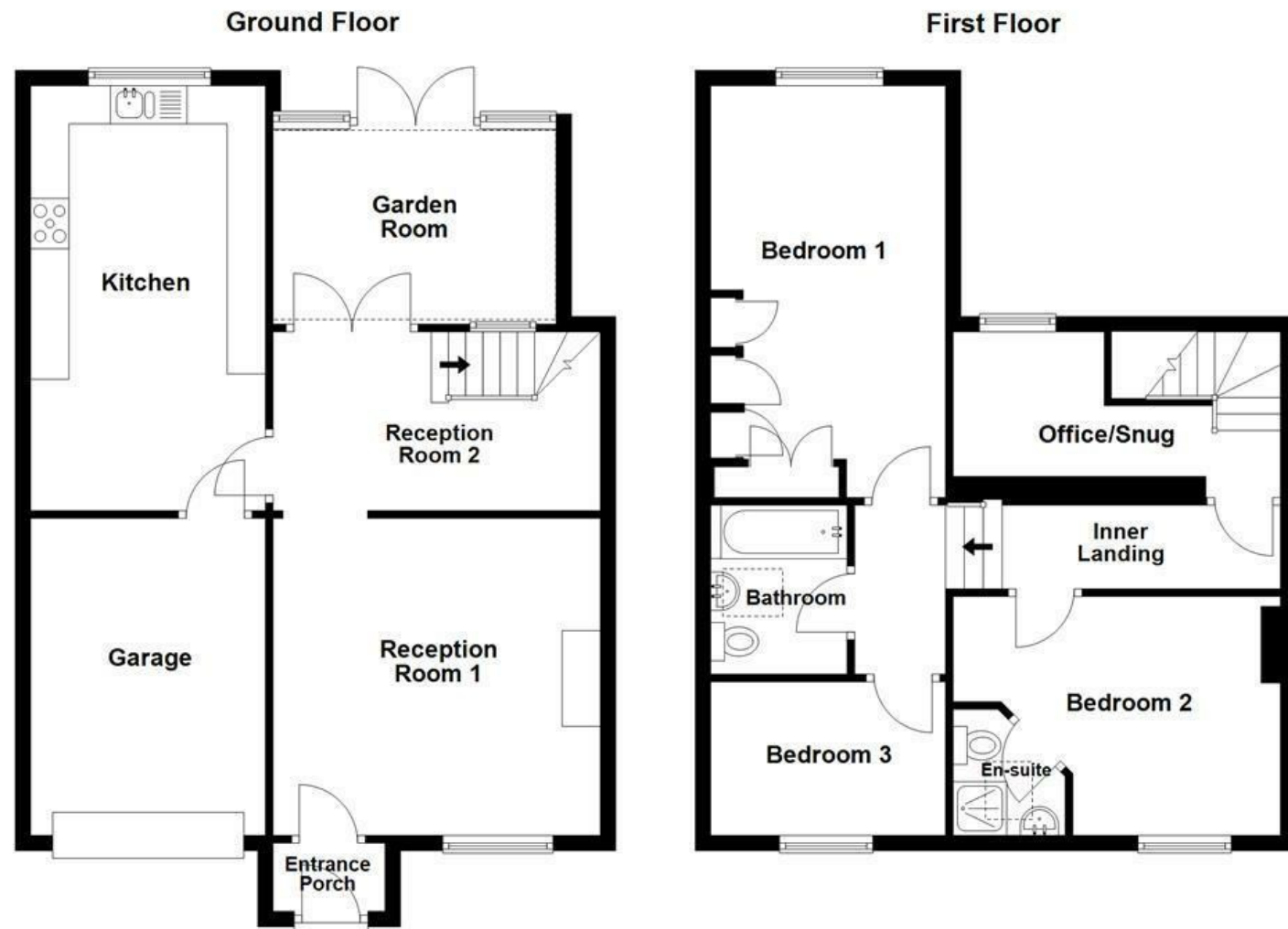




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
	71	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

Church Lane, Mellor, BB2 7JL

£375,000

A CHARMING AND SPACIOUS SEMI-DETACHED COTTAGE

Nestled on the picturesque Church Lane in Mellor, located in the Ribble Valley, this delightful three-bedroom cottage offers a perfect blend of charm and modern living. The property boasts spacious reception rooms that create an inviting atmosphere, ideal for both relaxation and entertaining. The open-plan kitchen and dining room is a standout feature, providing a wonderful space for family meals and gatherings.

One of the bedrooms includes an ensuite shower room, adding a touch of convenience and privacy. The cottage is further enhanced by stunning views that stretch over Preston, with the iconic Blackpool Tower and the beautiful Fylde coast visible in the distance.

The property benefits from a private, low maintenance cottage garden at the rear and courtyard space at the front.

This property is particularly suited for a small family or a professional couple who appreciate the charm of village life while still enjoying easy access to major commuter routes along the A59. Additionally, the neighbouring towns of Clitheroe and Blackburn are within reach, offering a variety of excellent schools, amenities and services.

With its idyllic setting and thoughtful design, this cottage presents an excellent opportunity for those seeking a comfortable home in a sought-after location. Don't miss the chance to make this charming property your own.

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Church Lane, Mellor, BB2 7JL
£375,000

 3  2  3  C

- Charming Semi Detached Cottage
 - Contemporary Fitted Kitchen
 - Garage
 - EPC Rating C
- Three Bedrooms
 - Original Features Throughout
 - Tenure Freehold
- Two Bathrooms
 - Sought After Location
 - Council Tax Band D

Ground Floor

Entrance Porch

4'10 x 2'11 (1.47m x 0.89m)

Composite double glazed frosted front door, central heating radiator, wood effect laminate flooring and door to reception room one.

Reception Room One

14'0 x 13'7 (4.27m x 4.14m)

UPVC double glazed window, central heating radiator, exposed beams, electric log burning effect stove and open doorway to reception room two.

Reception Room Two

14'0 x 7'8 (4.27m x 2.34m)

Hardwood double glazed window, central heating radiator, half glazed door to kitchen, UPVC double glazed French doors to garden room and stairs to first floor.

Garden Room

12'2 x 8'4 (3.71m x 2.54m)

UPVC double glazed frosted windows to side, sloped UPVC double glazed clear glass roof, wood effect laminate flooring and UPVC double glazed clear glass French doors and windows to rear.

Kitchen

18'3 x 10'1 (5.56m x 3.07m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with laminate work surfaces, integrated oven with five ring gas hob and extractor hood, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated dishwasher, integrated washing machine, space for fridge freezer, wood effect laminate flooring and door to garage.

Garage

14'9 x 10'2 (4.50m x 3.10m)

Up and over garage door.

First Floor

Office/Snug

14'3 x 7'9 (4.34m x 2.36m)

Velux window, hardwood single glazed window, central heating radiator, part exposed stone elevations and door to inner landing.

Inner Landing

Dado rail, loft access, doors leading to three bedrooms and bathroom.

Bedroom One

18'3 x 10'2 (5.56m x 3.10m)

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

Bedroom Two

13'10 x 10'3 (4.22m x 3.12m)

UPVC double glazed window, central heating radiator and door to en suite.

En Suite

5'5 x 4'11 (1.65m x 1.50m)

Velux window, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, direct feed shower, partially tiled elevations and wood effect flooring.

Bedroom Three

10'3 x 6'7 (3.12m x 2.01m)

UPVC double glazed window, central heating radiator and spotlights.

Bathroom

7'3 x 5'10 (2.21m x 1.78m)

Velux window, central heated towel rail, flush handle WC, pedestal wash basin with traditional taps, wood panel bath with traditional taps and overhead direct feed shower, partially tiled elevations, extractor fan and wood effect flooring.

External

Rear

Laid to lawn garden with Indian stone flagged patio, bedding areas and decking.

Front

Self contained gated garden with gravel chippings, stone walls, hedges and access to off road parking in garage.



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