



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Church Lane, Mellor, BB2 7JL

Asking Price £289,950

THE PERFECT FAMILY HOME

Welcome to this exceptional detached home located on Church Lane in the charming village of Mellor. This delightful property boasts an abundance of indoor and outdoor space, making it an ideal family home. With three generously sized bedrooms, this detached home offers ample room for family living and personalisation.

As you enter, you will be greeted by an open plan living and dining area that is both inviting and versatile, perfect for entertaining guests or enjoying quiet family evenings. The neutral decoration throughout allows for a seamless transition into your own style, ensuring that you can make this space truly your own.

One of the standout features of this property is the picturesque views it offers from both the front and rear. The rear garden provides stunning views of the local church, creating a serene backdrop for your outdoor activities. The outdoor space is perfect for children to play, gardening enthusiasts, or simply enjoying the fresh air.

Situated in the heart of Mellor, this detached home is conveniently close to local bus routes, schools, and village amenities, making it an ideal location for families. With no chain delay, you can move in and start creating memories in your new home without the hassle of waiting.

# Church Lane, Mellor, BB2 7JL

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- Tenure Freehold
- Off Road Parking
- Viewing Essential
- Picturesque Views To The Front And Rear Of Property

- Council Tax Band E
- Three Generously Sized Bedrooms
- Ideal Family Home

- EPC Rating D
- Abundance Of Indoor And Outdoor Space
- Easy Access To Major Network Links

## Ground Floor

### Entrance

UPVC double glazed door to vestibule.

### Vestibule

4'10 x 2'4 (1.47m x 0.71m)

Storage cupboard, tiled floor and hardwood single glazed frosted door to hall.

### Hall

7'9 x 7'4 (2.36m x 2.24m)

Central heating radiator, storage cupboard, under stairs storage, doors to WC, bedroom three, reception room and stairs to first floor.

### WC

4'4 x 2'11 (1.32m x 0.89m)

UPVC double glazed window, dual flush WC and wall mounted wash basin.

### Bedroom Three

12'9 x 8'8 (3.89m x 2.64m)

Two UPVC double glazed windows and central heating radiator.

### Reception Room

17'9 x 12'10 (5.41m x 3.91m)

UPVC double glazed window, central heating radiator, coving, open coal gas fire with granite effect hearth and surround, television point and open to dining room.

### Dining Room

11'2 x 9'2 (3.40m x 2.79m)

UPVC double glazed window, central heating radiator, coving and door to kitchen.

### Kitchen

12'5 x 8'8 (3.78m x 2.64m)

UPVC double glazed window, central heating radiator, range of wood effect wall and base units, granite effect laminate surface, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, integrated electric double high rise oven and four ring electric hob and integrated extractor hood, space for fridge freezer, plumbed for washing machine and UPVC double glazed frosted door to conservatory.

## Conservatory

11'11 x 9'1 (3.63m x 2.77m)

UPVC double glazed window, polycarbonate roof, ceiling fan, UPVC double glazed door and UPVC double glazed French doors to rear.

## First Floor

### Landing

10'8 x 8'11 (3.25m x 2.72m)

Hardwood single glazed frosted doors to two bedrooms, bathroom, storage cupboard and eave storage.

### Bedroom One

15'8 x 11'7 (4.78m x 3.53m)

Two UPVC double glazed windows, central heating radiator, door to storage room and eave storage.

### Bedroom Two

15'8 x 8'9 (4.78m x 2.67m)

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

### Bathroom

8'11 x 5'5 (2.72m x 1.65m)

Two UPVC double glazed frosted windows, central heating radiator, tiled panel bath, pedestal wash basin with mixer tap, low flush WC and tiled elevation.

## External

### Rear

Enclosed garden with laid to lawn, bedding areas, mature shrubs and access to detached garage.

### Front

Laid to lawn garden with bedding areas, mature shrubs and off road parking.



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