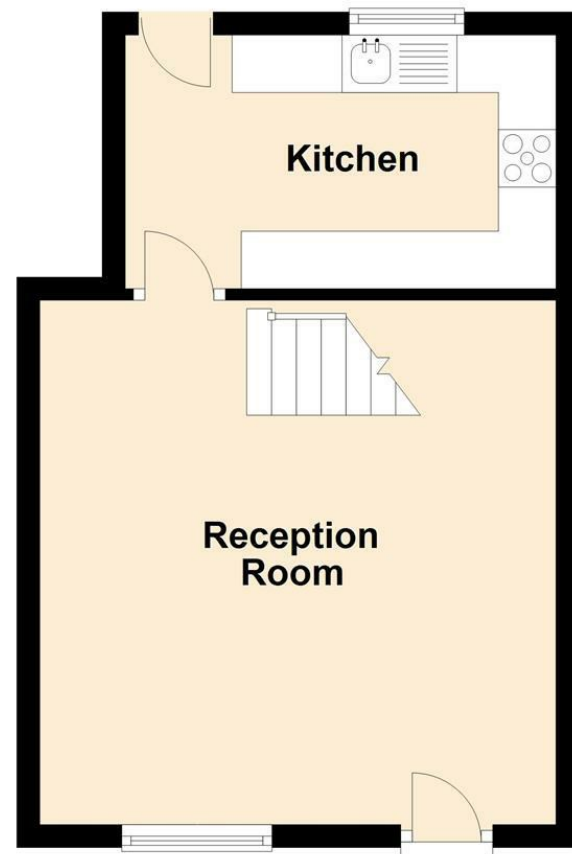


Ground Floor




First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	54	
(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.

Mellor Brook, Mellor Brook, BB2 7PH

£160,000

AN OUTSTANDING TWO BEDROOM COTTAGE

Situated within a desirable location of Mellor Brook and benefitting from spacious rooms, neutral decor and modern fixtures and fittings stands this immaculate two bedroom cottage property is being proudly welcomed to the market. With two bathrooms, low maintenance gardens and no chain delay, this property has everything needed to be a stunning home for a couple or small family! Situated conveniently close to bus routes, amenities and network links to Blackburn, Preston, Clitheroe and major motorway links.

The property comprises briefly; a spacious reception room leads to a kitchen and staircase to the first floor. The first floor comprises of two generously sized bedrooms both boasting en suite facilities. Externally there is a tiered garden to the rear with paving, stone chippings and wild bedding areas.

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

Mellor Brook, Mellor Brook, BB2 7PH

£160,000

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

- Characterful Cottage
- Fitted Kitchen
- No Chain Delay
- Two Bedrooms
- Fantastic Location
- Ideal First Time Buy
- En Suites To Each Bedroom
- Neutral Finish
- Beautiful Rear Garden

Ground Floor

Reception Room

15 x 14'09 (4.57m x 4.50m)

UPVC double glazed front entrance door, UPVC double glazed window, central heating radiator, gas fire, meter cupboard, television point, exposed beams, wood effect flooring, stairs to the first floor and hardwood single glazed leaded door to the kitchen.

Kitchen

13'04 x 7'04 (4.06m x 2.24m)

UPVC double glazed window, central heating radiator, range of wood effect wall and base units with granite effect surfaces and tiled splashbacks, stainless steel sink with drainer and mixer tap, electric oven with a four ring gas hob, space for fridge freezer and dryer, plumbing for washing machine, Baxi boiler, wood effect flooring and UPVC double glazed door to the rear.

First Floor

Landing

3'07 x 2'07 (1.09m x 0.79m)

Loft access and doors to two bedrooms.

Bedroom One

14'09 x 12'02 (4.50m x 3.71m)

UPVC double glazed window, central heating radiator, fitted wardrobes, exposed beams, television point and door to the en suite.

En Suite

6'02 x 5'07 (1.88m x 1.70m)

Panelled bath, low basin WC, pedestal wash basin, tiled elevations, extractor fan and wood effect lino flooring.

Bedroom Two

10'09 x 7'05 (3.28m x 2.26m)

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

En Suite

7'05 x 3'09 (2.26m x 1.14m)

Dual flush WC, pedestal wash basin, electric feed shower unit, tiled elevations, extractor fan and lino flooring.

External

Rear

Tiered garden with wild bedding areas, paving and stone chipped areas.



Tel: 01200422824

www.keenans-estateagents.co.uk