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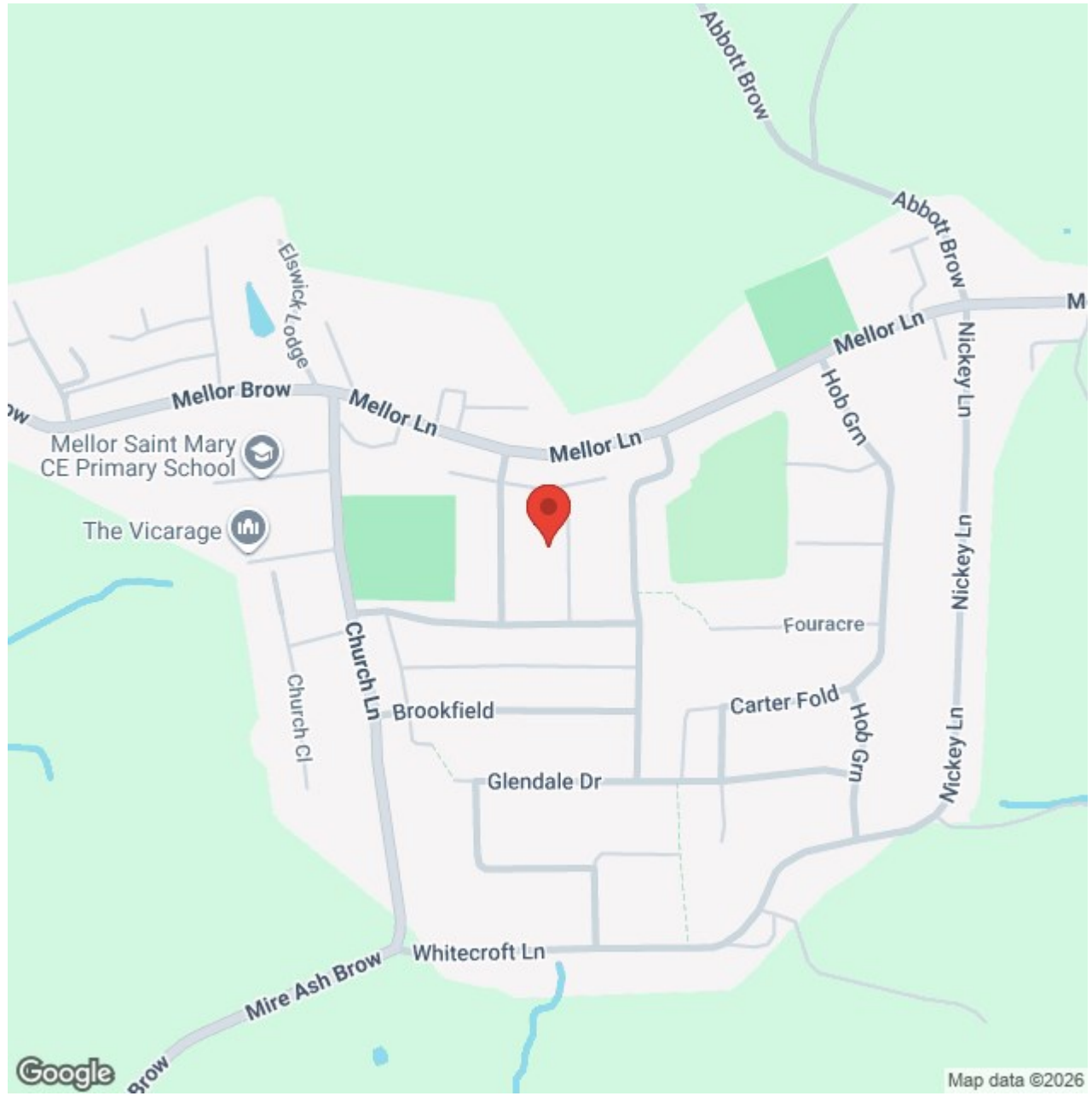
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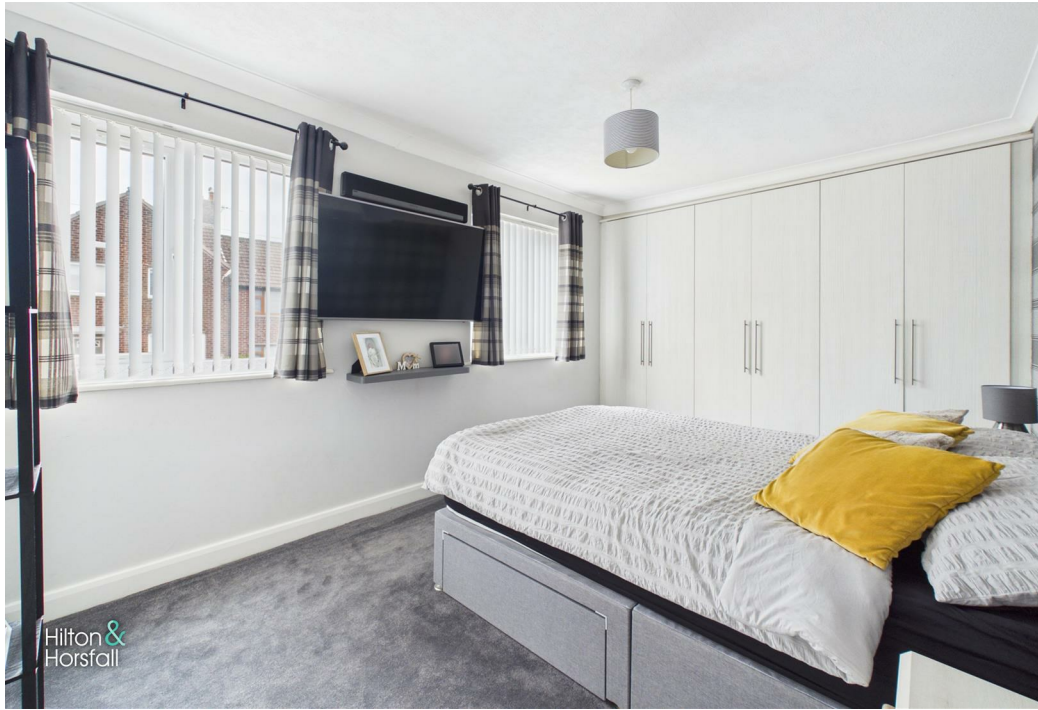
## St. Marys Gardens, Mellor, Blackburn Offers In The Region Of £250,000

- Extended three bedroom semi-detached home
- Highly sought after village location in Mellor
- Spacious living room with fitted media wall & bar area
- Modern open plan dining kitchen with integrated appliances
- Large enclosed rear garden ideal for entertaining
- Off road parking for approx. 3 cars & EV charging point

Nestled within the highly desirable village of Mellor, this beautifully presented and extended three bedroom end terraced home offers spacious family living throughout and occupies an enviable corner plot position. Tastefully decorated and finished to a high standard, the property briefly comprises of: an entrance hallway, a stunning open plan dining kitchen fitted with modern units and integrated appliances, along with a spacious living room featuring a fitted media wall, bar area and sliding patio doors leading out to the rear garden. To the first floor / landing are three well proportioned bedrooms and a contemporary three piece bathroom suite. Externally the property benefits from a substantial rear garden ideal for entertaining and family enjoyment, ample off road parking for approximately three vehicles, an EV charging point and a shed. Situated close to countryside walks, St Mary's Church, local pubs, amenities and transport links, this is a superb home ideally suited towards growing families.







## Lancashire

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### GROUND FLOOR

#### ENTRANCE PORCH

A practical entrance porch providing an ideal space for coats and shoes, helping to keep the main living areas tidy.

#### HALLWAY

A welcoming entrance hallway having wood effect flooring, a radiator, staircase leading to the first floor / landing and doors providing access through to the reception rooms. The space is tastefully presented with contemporary décor and benefits from a window allowing in plenty of natural light.

#### LIVING ROOM 20'0" x 11'0" (6.11m x 3.37m)

A spacious and beautifully presented living room having wood effect flooring, recessed spotlights, two radiators and ample space for a large suite of furniture. The room benefits from dual aspect windows allowing in plenty of natural light along with sliding patio doors providing access out to the rear garden and decking area. Tastefully decorated throughout, this impressive reception room also features a fitted media wall and a useful bar area, making it an ideal space for relaxing and entertaining.

#### DINING KITCHEN 10'11" x 15'10" (3.35m x 4.84m)

A stunning open plan dining kitchen fitted with a modern range of high gloss wall and base units, contrasting working surfaces and matching splashbacks. Having integrated appliances

including an electric oven, induction hob with extractor over, wine cooler and inset sink with chrome mixer tap. The space benefits from recessed spotlights, wood effect flooring and ample storage throughout. Open to the dining area, there is plenty of space for a family dining table and seating, making this an ideal space for entertaining and everyday family living. The room is flooded with natural light via multiple windows and also provides access out to the side elevation.

### FIRST FLOOR / LANDING

#### BEDROOM ONE 9'8" x 13'6" (2.97m x 4.14m)

A generously sized double bedroom positioned to the front elevation having fitted wardrobes providing ample storage, a radiator and two windows allowing in plenty of natural light. The room is tastefully decorated throughout and benefits from fitted carpets along with ample space for bedroom furniture.

#### BEDROOM TWO 13'10" x 7'7" (4.22m x 2.32m)

A well proportioned bedroom having fitted carpets, recessed spotlights and windows to the front and rear elevations allowing in plenty of natural light. Currently utilised as a nursery, the room offers ample space for bedroom furniture and would make an ideal child's bedroom, guest room or home office.

#### BEDROOM THREE 9'10" x 10'9" (3.02m x 3.28m)

A well presented bedroom positioned to the rear elevation having fitted carpets, a radiator and a window overlooking the rear garden with pleasant views towards St Mary's Church. The room offers ample space for bedroom furniture and is tastefully decorated throughout.

#### BATHROOM 5'8" x 8'0" (1.74m x 2.46m)

A stylish and contemporary three piece bathroom suite comprising of a panelled bath with overhead shower and glass shower screen, low level wc and vanity sink unit. The room benefits from part tiled walls, fitted storage, a heated chrome towel radiator, recessed spotlights and a frosted window allowing in plenty of natural light.

### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/sy-marys-gardens-mellor>

### LOCATION

Situated within the highly sought after village of Mellor, this property enjoys a fantastic position surrounded by picturesque

countryside whilst remaining conveniently located for nearby amenities. St Mary's Gardens is just a short distance from Mellor Brook and the beautiful village church of St Mary the Virgin, with scenic walks and open countryside close by. There are also a selection of popular local pubs, cafés and amenities nearby, along with Mellor Library and excellent transport links into Blackburn, Preston and the wider Ribbles Valley. The property is also well placed for access to highly regarded schools, making it an ideal location for families.

### PUBLISHING

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### PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.



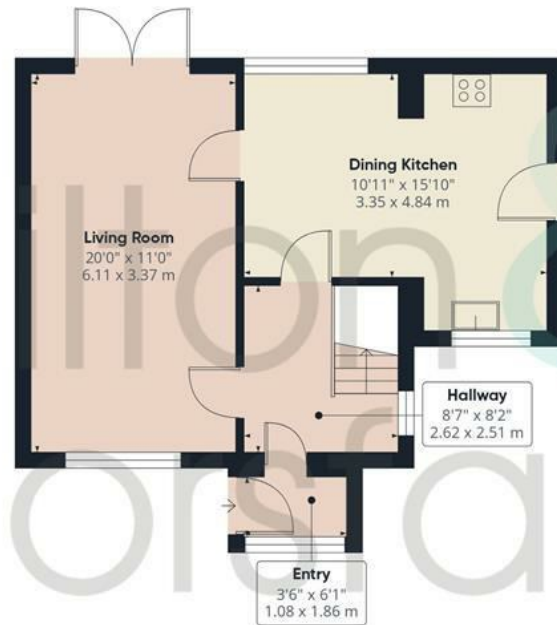
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## OUTSIDE

Externally the property boasts a generous and well maintained rear garden, offering an excellent space for relaxing, entertaining and family enjoyment. The garden features a large lawned area along with flagged patio seating spaces and mature surrounding borders creating a private and enclosed setting. To the rear of the property is ample off road parking for approximately three vehicles along with the added benefit of an EV charging point. The property also benefits from a shed and attractive frontage enhancing the overall kerb appeal.





Ground Floor

Approximate total area<sup>(1)</sup>

972 ft<sup>2</sup>

90.2 m<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





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