

curtis law

ESTATE AGENTS



Victoria Terrace, Mellor Brook

Nestled in the charming village of Mellor Brook, this delightful two-bedroom terraced cottage offers a unique blend of historical character and modern living. Built in the 1800's, the property boasts a rich history that adds to its appeal, making it a perfect home for those who appreciate traditional architecture.

Spanning approximately 660 square feet, the cottage features two inviting reception rooms that provide ample space for relaxation and entertaining. The open-plan dining room and kitchen create a warm and welcoming atmosphere, ideal for family gatherings or intimate dinners with friends. The layout is designed to maximise space and light, ensuring a comfortable living experience.

The property includes two well-proportioned bedrooms, perfect for a small family or as a guest room. The bathroom is conveniently located, catering to the needs of modern living while maintaining the cottage's charming aesthetic.

One of the standout features of this home is the off-street allocated parking, a rare find in such a tranquil setting. The quiet and private location enhances the appeal, offering a peaceful retreat from the hustle and bustle of everyday life.

This amazing cottage in the heart of Mellor Brook is not just a home; it is a slice of history waiting to be cherished by its new owners. With its perfect blend of comfort, character, and convenience, this property is an opportunity not

- Stunning Stone Built Terraced Cottage
- Sought After Location
- Council Tax Band: C
- Allocated Parking Spaces
- Spacious Living Room With Wood Burning Stove
- Lovely Views To Front
- Beautifully Finished Throughout
- Modern Kitchen And Bathroom
- Tenure: Freehold

Offers over £174,950

Victoria Terrace, Mellor Brook

Ground Floor

Entrance Vestibule

2'5" x 3'7" (0.74 x 1.10)

UPVC composite double glazed door, door to living room, tiled flooring.

Living Room

12'11" x 13'10" (3.94 x 4.22)

UPVC double glazed window, fireplace with surround and hearth, ceiling spotlights, central heating radiator, open access to dining area, carpeted flooring.

Dining Area

8'5" x 12'10" (2.59 x 3.93)

UPVC double glazed window, central ceiling light fitting, open access to kitchen, central heating radiator, carpeted flooring.

Kitchen

19'7" x 5'7" (5.98 x 1.72)

UPVC double glazed window, UPVC composite rear door, Butler & Rose Farmhouse sink with drainer and high spout mixer tap, integrated electric oven, a range of matt finish wall and base units with oak worktops, part-tiled splashbacks, integrated appliances, vinyl flooring.

First Floor

Landing

6'4" x 2'7" (1.95 x 0.79)

Ceiling light fitting, doors to the two bedrooms and family bathroom suite, carpeted flooring.

Master Bedroom

9'7" x 13'10" (2.94 x 4.23)

UPVC double glazed window, ceiling light fitting, central heating radiator, carpeted flooring.

Bedroom Two

9" x 6" (2.74m x 1.83m)

UPVC double glazed window, ceiling light fitting, central heating radiator, carpeted flooring.

Bathroom

5'2" x 6'3" (1.59 x 1.93)

UPVC double glazed frosted window, a three-piece bathroom suite comprising of; a low level dual flush WC, full pedestal wash basin with vanity case, panel bath with shower feed attachment and glass screen, ceiling light fitting, heated towel rail, full-tiled elevations, tiled flooring.



Front

Stone driveway with multiple cars, laid-to-lawn area with mature shrubs and flowers, paved patio area.

Rear

Flagged yard with gate access to rear alleyway.

Agents Notes

Tenure: Freehold

Council Tax Band: C - Ribble Valley

Property Type: Mid-Terraced Cottage

Property Construction: Stone

Water Supply: Mains

Electric Supply: Mains

Gas Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Yes

Mobile Signal: Average

Parking: Off-Street Parking

Building Safety: None

Rights & Restrictions: No

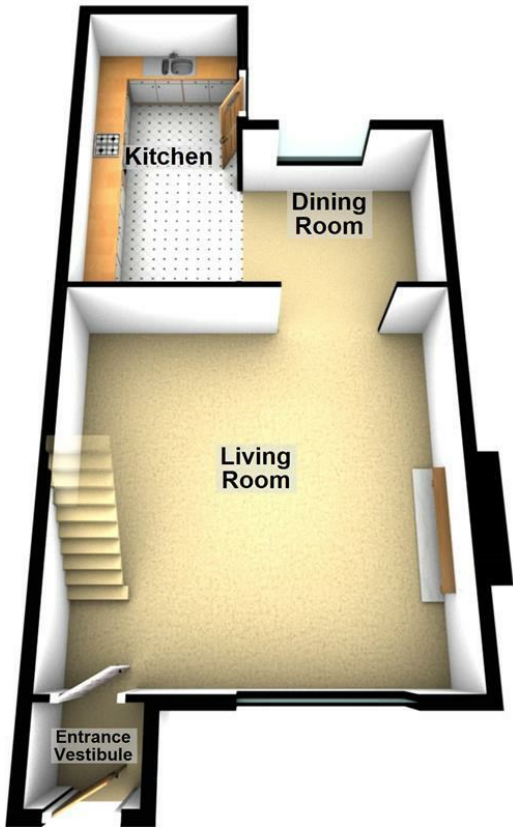
Flood & Erosions Risks: No

Planning Permissions & Development Proposals: Not Known

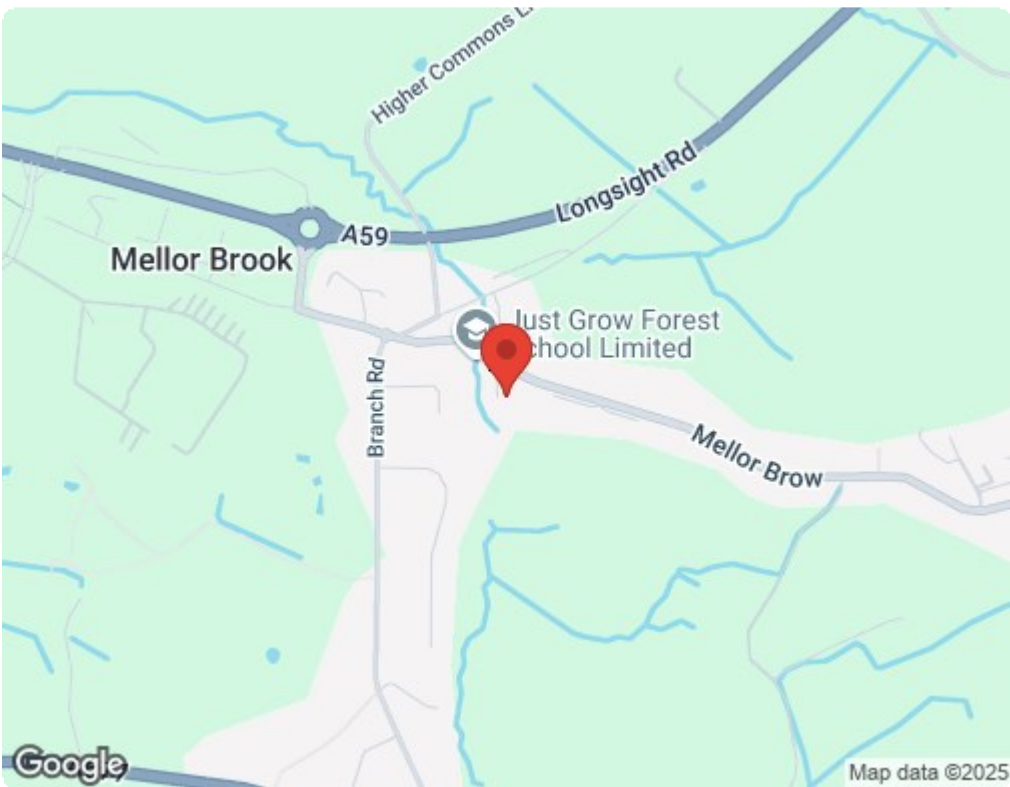
Coalfield & Mining Area: No



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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