



## 24 Nickey Lane, Mellor

£440,000 Leasehold

STUNNING FOUR BEDROOM DETACHED CHARACTER PROPERTY WITH SUBSTANTIAL PLOT AND PLANNING PERMISSION FOR THREE BEDROOM DETACHED BUNGALOW. Located in the highly popular area of Mellor, this unique opportunity boast incredible potential for development.

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating:





UNIQUE FOUR BEDROOM DETACHED CHARACTER PROPERTY WITH SUBSTANTIAL PLOT AND PLANNING PERMISSION FOR THREE BEDROOM DETACHED BUNGALOW. Located in the highly popular area of Mellor, this unique opportunity boast incredible potential for development.

Believed to be the oldest property in Mellor, this deceptively spacious property offers a vast array of opportunities for those looking to make the property their own. The downstairs space spreads across nearly 1400sq ft and boasts three separate living rooms, kitchen, sun room, all combined with a double garage to provide outstanding potential. Upstairs, an impressive layout hosts four double bedrooms, all with their own unique countryside aspect, along with a four piece bathroom and additional WC.

The property sits on approximately a quarter of an acre of land which the current owners have had planning permission accepted to build a three bedroom detached bungalow. Comparable bungalows in the area have achieved up to £375,000 when renovated to the highest standard. Alternatively, the garden possesses a superb space for family life with spacious lawn areas where you can enjoy time with friends and family.



**Porch**

With white double glazed wood framed windows and single glazed door, original paved flooring

**Reception Room Two**

Carpet flooring, original ceiling beams, stone feature fireplace, built-in cupboard, upvc double glazed window, panel radiator

**Lounge**

Carpet flooring, feature fireplace with tiled hearth, original ceiling beams, upvc double glazed windows\* 3, wood framed double glazed windows\* 2, panel radiator \* 3.

**Sunroom**

In white upvc double glazing with French doors leading to rear garden, parquet flooring, ceiling beams.

**Hallway**

Carpet flooring, under stair storage, stairs to first floor

**Kitchen**

Range of fitted wall and base units with contrasting work surfaces one and a half sink and drainer, space for a range cooker, plumbed for dishwasher, integral fridge, washing machine and extract fan. Tiled splashbacks, ceiling beams, lino flooring, upvc double glazed window x 2, single glazed wood framed French doors in Sarah rear garden.

**Reception Room**

Carpet flooring, feature inglenook fireplace with wood surround and tiled hearth, built-in cupboards, original beams, single glazed wood framed leaded window, panel radiator.

**Internal Hallway**

Carpet flooring, ceiling beam,, access to garage.

**Garage**

Large triple garage with power and lighting, floor standing boiler.

**Landing**

Carpet flooring.

**Master Bedroom**

Carpet flooring feature stone fireplace and chimney breast, built-in wardrobes upvc double glazed Windows x 2, ceiling beams,,panel radiator.

**Bedroom Two**

Carpet flooring, built-In wardrobes UPVC double glazed\* 2, panel radiator.

**Bedroom Three**

Carpet flooring vaulted ceiling with ceiling beams, built in wardrobe, upvc double glazed window, wood framed double glazed window, panel radiator.

**Bedroom Four**

Carpet flooring ceiling beam, upvc double glazed windows\* 2, panel radiator.

**Bathroom**

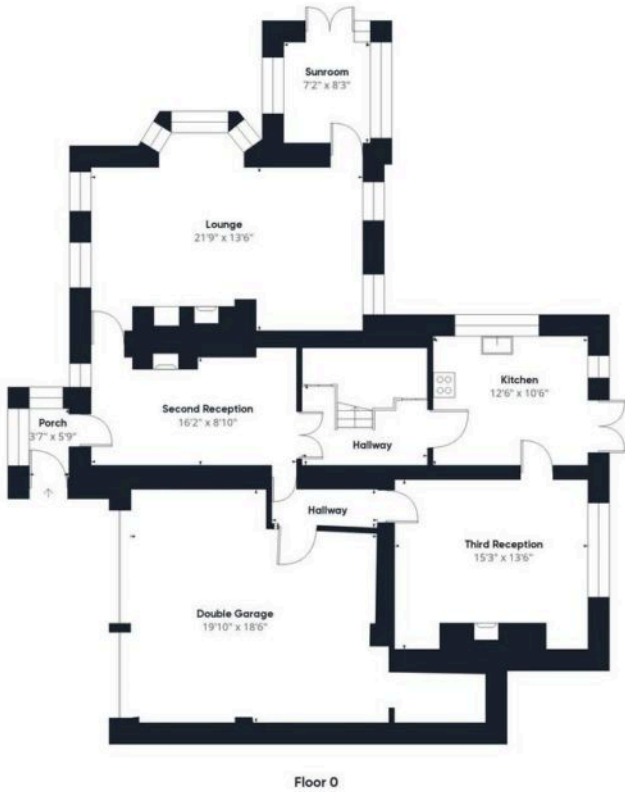
Four piece in pink including bidet and shower enclosure with mains fed shower, tiled splashbacks, carpet flooring, ceiling spots, double glazed wood framed window, airing cupboard housing water tank, panel radiator.

**Wc**

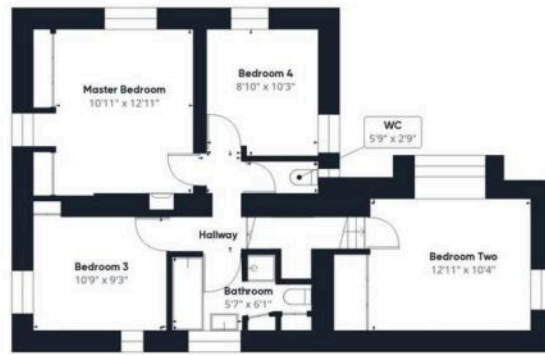
WC in white with carpet flooring, carpet flooring, uPVC double glazed frosted window.







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1989.49 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

You can include any text here. The text can be modified upon generating your brochure.