



53 Whitecroft Lane, Mellor

£275,000 Leasehold

****EXCEPTIONAL 3-BEDROOM DETACHED BUNGALOW IN THE HEART OF MELLOR**** With a spacious lounge with beautiful views and gardens both at the front and rear, this property offers a perfect downsizing opportunity.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



****EXCEPTIONAL 3-BEDROOM DETACHED BUNGALOW IN THE HEART OF MELLOR****

This lovely three-bedroom bungalow is located in this sought-after Mellor location. With a spacious lounge with beautiful views and gardens both at the front and rear, this property offers a perfect downsizing opportunity.

Internally there is a well-appointed extended kitchen diner, with plenty of storage and is perfect for hosting friends and family. The generous lounge has a gas fire as its focal point and a large window that floods the room with natural light. There are three good sized bedrooms, the master and a single both offering fitted wardrobe, the third double bedroom is currently being utilised as a study and has French doors leading into the conservatory creating a warm and inviting space.

The property's low maintenance block paved rear garden as plentiful mature shrubs and plants, offering a tranquil retreat for relaxation and outdoor enjoyment. Enjoy the lovely outlook to the front of the property, enhancing the overall appeal of this home.

Situated in the desirable village of Mellor, residents will find themselves surrounded by local pubs, a butcher's, a general store, school, and picturesque walking trails. Convenience is key, with excellent local amenities and transport links just a stone's throw away, adding to the property's allure.

While this bungalow is in need of some updating, its potential for customisation and improvement is vast, making it an ideal canvas for creating the home of your dreams. The three-piece family bathroom adds practicality and comfort to this already charming property.

Embrace the opportunity to make this lovely abode your own and take advantage of all that the village of Mellor has to offer. With its prime location, versatile living spaces, and potential for personalisation, this property is a rare find that promises a lifestyle of comfort and elegance for its fortunate new owners.



Vestibule

Laminate flooring, storage cupboard, double glazed uPVC window and door, panel radiator.

Lounge

Laminate flooring, space for electric fire, double glazed uPVC window, panel radiator.

Hallway

Laminate flooring.

Kitchen

Vinyl flooring, fitting wall and base units work surfaces, electric hob, electric oven (not working), tiled splash backs, plumbed for washing machine and dishwasher, stainless steel sink and drainer, integral fridge freezer, opening up into dining area, panel radiator.

Dining Room

Vinyl flooring, double glazed uPVC windows and door leading into the conservatory, panel radiator.

Conservatory

Carpet flooring, double glazed uPVC throughout, panel radiator.

Bedroom 1

Double bedroom with carpet flooring, fitted furnishing, double glazed uPVC window, panel radiator.

Bedroom 2

Double bedroom with carpet flooring, fitted wardrobes, double glazed uPVC window, panel radiator.

Bedroom 3

Single bedroom with fitted furnishings, double glazed uPVC sliding doors leading into the conservatory, panel radiator.

Bathroom

Tiled flooring, three piece in white comprising of bath, basin and wc, built in storage, tiled floor to ceiling, ceiling spot lights, frosted double glaze uPVC window, panel radiator.





Approximate total area⁽¹⁾
1072.73 ft²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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