

GUILDHALL

SALES & LETTINGS



24 Branch Road

Mellor Brook, Blackburn, BB2 7NU

Asking Price £325,000



Guildhall Sales and Lettings are delighted to introduce this beautifully presented and contemporary four bedroomed semi-detached property to the market. Situated within the highly sought after area of Mellor Brook, within close proximity to local amenities, eateries, commuter routes and schools. Boasting spacious accommodation, modern features and neutral decor throughout, this property is well suited for growing families or professional couples and internally comprises briefly:

Entrance through to the entrance porch providing access to the entrance hallway housing the staircase to the first floor lounge and contemporary fitted kitchen dining living area housing French rear entrance doors and a venetian plastered media wall with a feature fireplace. To the first floor are four spacious bedrooms and a three piece family bathroom suite.

Externally to the rear of the property is an enclosed laid to lawn garden with mature shrubs and steps leading to a raised decked seating area - perfect for al-fresco dining in the summer! To the front of the property is a driveway providing off road parking for numerous vehicles, mature shrubs and access to the detached garage.

Viewings are essential for further information or to arrange a viewing, please call the team on 01772 769999.



Ground Floor

- Entrance Porch 8'2" x 8'2" (2.5 x 2.5)
- Entrance Hallway 4'3" x 11'9" (1.3 x 3.6)
- Kitchen Living Dining Area 10'5" x 19'8" (3.2 x 6)
- Ground Floor Shower Room / Utility 5'6" x 5'6" (1.7 x 1.7)
- Lounge 11'9" x 16'4" (3.6 x 5)

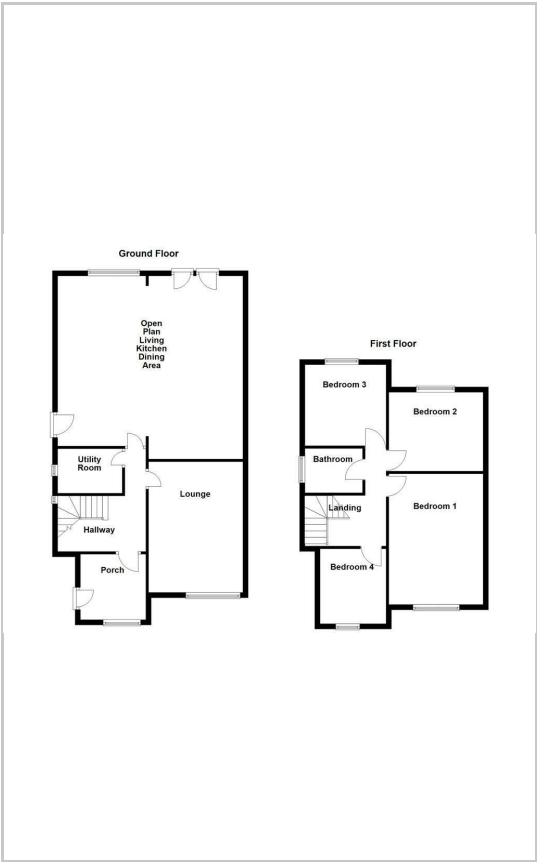
First Floor

- Bedroom One 16'4" x 11'9" (5 x 3.6)
- Bedroom Two 9'10" x 11'9" (3 x 3.6)
- Bedroom Three 10'2" x 10'2" (3.1 x 3.1)
- Bedroom Four 8'10" x 8'10" (2.7 x 2.7)
- Bathroom 5'6" x 7'2" (1.7 x 2.2)

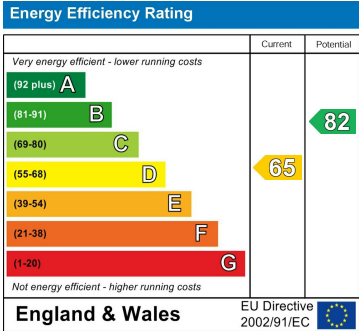
Area Map



Floor Plans



Energy Efficiency Graph



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