

16 LONG MEADOW  
MELLOR BROOK  
BB2 7NX

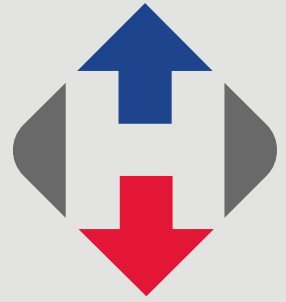
£345,000



- Spacious detached family property
- Extended accommodation
- 4 bedrooms & bathroom
- 2 reception rooms & sunroom
- Modern fitted kitchen
- Large gardens, garage & parking
- Cul-de-sac location
- 126m<sup>2</sup> (1,356 sq ft) approx. plus garage

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Situated on a quiet cul-de-sac of similar detached properties, 16 Long Meadow sits in an enviable plot with a good-sized west facing rear garden which attracts the afternoon sun. Accommodation has been modernised and extended with a quality fitted kitchen and a dining room that opens onto a good-sized sunroom with patio doors to the rear garden. Further accommodation comprises an entrance porch, living room, cloakroom, four first floor bedrooms and a house bathroom with a plumbed shower, plus an integral garage.



Mellor Brook is a small village located around 10 minutes' drive from Blackburn and its amenities. Clitheroe and Whalley both lie about 20 minutes away. For commuters, the motorway network is easily accessible and provides an excellent link to Manchester.

**LOCATION:** Travelling on the A59 in the direction of Preston, pass the large roundabout at Langho and proceed through the traffic lights at the Ribchester Road junction. At the next roundabout, turn left and then right onto Branch Road. Follow the road up and turn right near the top of the road onto Long Meadow. Number 16 is on the right hand side.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

**ENTRANCE PORCH:** With UPVC external door.

**LOUNGE:** 3.9m x 5.0m (12'8" x 16'5"); with a 'Living Flame' gas fire in a feature surround, 2 wall light points, television point and telephone point.

**INNER HALL:** With staircase to the first floor landing and integral door to garage.

**CLOAKROOM:** 2-piece suite in white comprising a low level w.c., vanity wash-hand basin, heated stainless steel towel rail and understairs storage cupboard.

**DINING ROOM:** 3.2m x 2.6m (10'4" x 8'6"); with laminate wood effect flooring and open to:

**SUNROOM:** 3.5m x 3.7m (11'5" x 12'2"); with laminate wood effect flooring, low voltage lighting, television point, patio door to the rear garden and feature vertical central heating radiator.

**KITCHEN:** 3.4m x 3.6m (11'3" x 11'10"); with a range of modern fitted base and matching wall storage cupboards with complementary work surfaces and breakfast bar, range of built-in appliances including Bosch electric oven, microwave, 4-ring electric hob with a stainless steel extractor hood over, built-in dishwasher, space for a fridge-freezer, housed central heating boiler (installed June 2023), one-and-a-half bowl sink unit, laminate wood effect flooring, low voltage lighting and UPVC external door to the rear of the property.

**INTEGRAL GARAGE:** 2.8m x 5.4m (9'3" x 17'7"); with remote control operated electric up-and-over door (installed October 2021), plumbed and drained for an automatic washing machine, space for a tumble dryer, electric meters, power and light points.





**FIRST FLOOR:**

**LANDING:** With attic access.

**BEDROOM ONE:** 3.9m x 5.0m (12'10" x 16'6").

**BEDROOM TWO:** 4.0m x 3.6m (13'0" x 11'8"); with built-in storage cupboard.

**BEDROOM THREE:** 2.7m x 2.4m (8'10" x 8'0").

**BEDROOM FOUR:** 2.8m x 2.4m (9'0" x 7'9").

**BATHROOM:** 3-piece suite in white comprising a low level w.c., pedestal wash-hand basin and a panelled bath with plumbed shower over and vanity screen, part-tiled walls, heated stainless steel towel rail.

**OUTSIDE:** To the front of the property is a driveway providing off-road parking for 2 cars and a pebbled garden area with shrubs surrounding. Pathways lead around both sides of the property to a good-sized majority lawned rear garden with raised composite decking and glass balustrade with flowerbeds and shrubs surrounding.



**HEATING:** Gas fired hot water central heating system complemented by double glazed windows in UPVC frames.

**SERVICES:** Mains water, electricity, gas and drainage are connected.

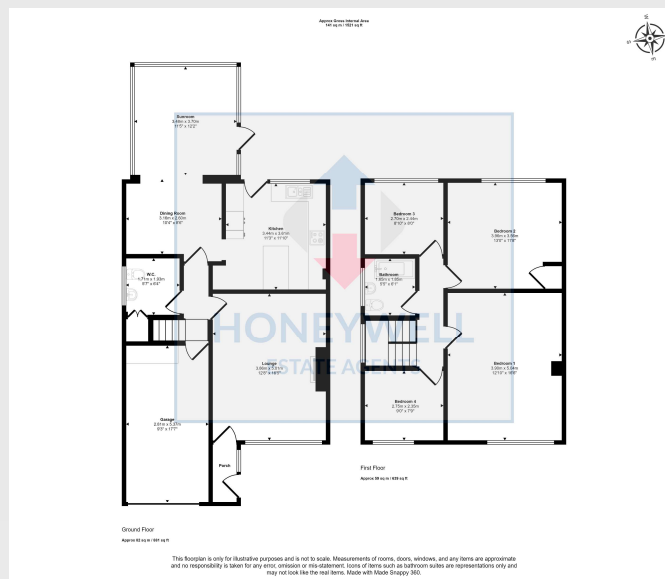
**TENURE:** Freehold.

**COUNCIL TAX BAND E.**

**VIEWING:** By appointment with our office.

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16 Long Meadow, Mellor Brook, BB2 7NX  
MJ/CJ/250924

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