

59 WHITECROFT LANE
MELLOR
BB2 7HA

£275,000



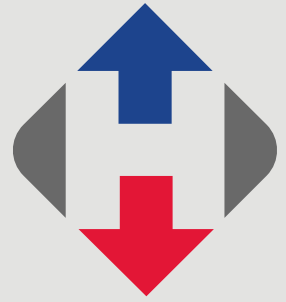
- Attractive detached true bungalow
- Modernised accommodation
- Spacious lounge with open view
- 2 bedrooms, 1 with fitted wardrobes
- Open-plan kitchen & dining room
- Conservatory & 3-piece shower room
- Mature gardens to front & rear
- 95m² (1,026 sq ft) approx. inc garage

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A beautiful detached true bungalow set on the edge of this popular development with lovely views from the front across open fields. The property offers spacious and well-planned accommodation with an entrance porch with cloaks cupboard and door leading to the lounge with gas fire and large south facing window with open view. At the rear there is good-sized dining room which is open to the kitchen which has a bright range of white kitchen units. Situated off the dining room is a UPVC conservatory with outlooks across the garden. There is a double master bedroom and a single second bedroom with a wall-to-wall range of fitted storage, plus a 3-piece shower room which is fully tiled.

Externally there is a tarmac driveway leading to the garage, a lawned front garden with well-stocked borders and an enclosed rear garden with lawn and mature planting.

The property has bright natural decoration and new carpets so is ready to move straight into. The boiler was installed in 2021. Other benefits include PVC double glazing and fascia boards and a new gas fire. The property is offered for sale with vacant possession and is freehold.



LOCATION: Travelling along the A59 from Clitheroe towards Preston, turn left just before Ribble Valley Bowker into Abbott Brow. Continue up the hill to the crossroads and continue straight on into Nickey Lane. Carry straight on down the hill and round the right hand bend into Whitcroft Lane and the property can be found on the right hand side.

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

ENTRANCE: Through PVC front door with stain glass panel into:

ENTRANCE PORCH: With coved cornicing and storage cupboard with coat hooks and electric meter.

LOUNGE: 3.4m x 5.3m (11'3" x 17'5"); with coved cornicing, large window with excellent views across the front garden and towards open fields, feature fireplace with a 'Living Flame' coal effect gas fire with stone hearth and surround, television point and BT telephone point.

INNER HALLWAY: Leading to:

DINING ROOM: 3.0m x 4.0m (9'9" x 13'0"); with loft access, wall light points, coved cornicing, glazed French doors opening to conservatory and open to:

KITCHEN: 2.6m x 3.0m (8'8" x 9'9"); with a fitted range of white gloss wall and base units with attractive work surfaces with tiled splashback, gas and electric cooker point with stainless steel splashback and Miele stainless steel extractor over, stainless steel sink unit with Grohe chrome mixer tap with draining board carved into worktop, plumbing for a washing machine, space for a dishwasher and fridge-freezer, coved cornicing, recessed spotlighting and attractive wood-effect laminate flooring.

CONSERVATORY: 4.1m x 2.1m (13'5" x 6'9"); white PVC lean-to construction with wall light points and sliding patio door opening to rear garden.





BEDROOM ONE: 3.2m x 3.9m (10'6" x 12'8"); with coved cornicing, recessed spotlighting and television point.

BEDROOM TWO: 2.6m x 2.4m (8'6" x 7'10"); with coved cornicing, recessed spotlighting and built-in wall-to-wall fitted wardrobes.

SHOWER ROOM: With 3-piece suite comprising low suite w.c. with push button flush, feature frosted glass wall-hung corner wash-hand basin with chrome mixer tap and corner bathroom cabinet with vanity mirror over, corner shower enclosure with fitted thermostatic shower, fully tiled walls, chrome heated ladder style towel rail, recessed spotlighting and extractor fan.

GARAGE: 2.8m x 5.4m (9'1" x 17'9"); detached single garage with up-and-over door, power, light and personal door leading to side access pathway.

OUTSIDE: To the front of the property is a tarmac driveway providing private parking. There is a well-stocked front garden with central lawn and planting borders with mature plants and shrubs, paved pathway to front door and access along the side of the house leading to enclosed rear garden mainly laid to lawn with planting and mature



borders which are well-stocked with plants and shrubs.

HEATING: Gas fired hot water central heating system complemented by sealed unit double glazing in PVC frames. The gutters and fascias are in white PVC.

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

TENURE: Freehold.

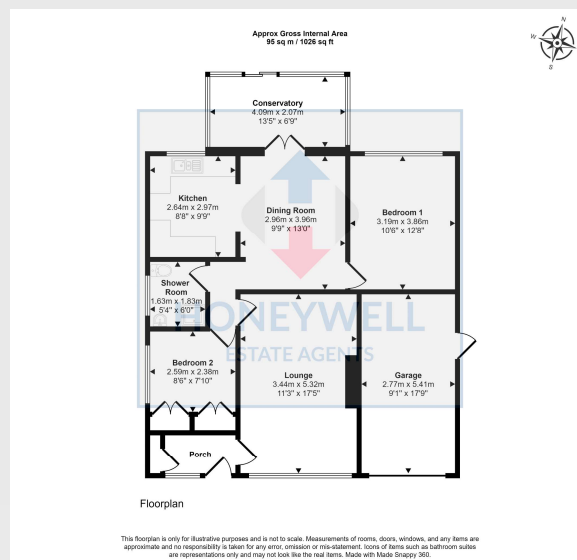
COUNCIL TAX BAND D.

EPC: The energy efficiency rating of the property is D.

VIEWING: By appointment with our office.

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CD/CJ/020724

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