



*78 St Marys Garden*

*Mellor*

*Offers in the Region of: £189,950*



**Pendle Hill  
Properties**



78 St Marys Gardens, Mellor  
**£189,950 Offers in the  
Region of**

A well presented two bedroom home in the peaceful village of Mellor in the heart of the Ribble Valley briefly comprises a lounge, kitchen/dining space, two double bedrooms, bathroom, double driveway and large gardens to the rear.



## LOUNGE

A spacious lounge with central feature gas fire with surround briefly comprises carpeted flooring, double glazed windows to the front and rear aspects, a radiator and ceiling light points.



## KITCHEN/DINING ROOM

A farmhouse style kitchen with complimentary wood worktops briefly comprises a Rangemaster cooker with four-ring gas hob, belfast sink with mixer tap, breakfast bar, laminate flooring, ceiling spotlights, and double-glazed windows.

The dining room comprises laminate flooring, UPVC doors to the rear garden, understair storage, vertical wall radiator and ceiling light point.



## BEDROOM ONE

A large double bedroom briefly comprises fitted wardrobes, integrated storage, double-glazed windows to the front aspect, carpeted floorings, a radiator and ceiling light point.



## BEDROOM TWO

A second double bedroom comprises integrated storage, large double glazed window to the rear, laminate flooring, ceiling light point and a radiator.



## BATHROOM

The bathroom boasts a bath with shower attachment, fully tiled walls, vinyl flooring, floating basin sink, low-level WC, towel warmer, ceiling light point and a frosted window.



## EXTERNAL

To the front of the property is a double driveway and small lawn.

To the rear of the property is a large fenced in garden with flagged patio seating area, lawn garden with plant borders, large garden shed and access to the side of the property.

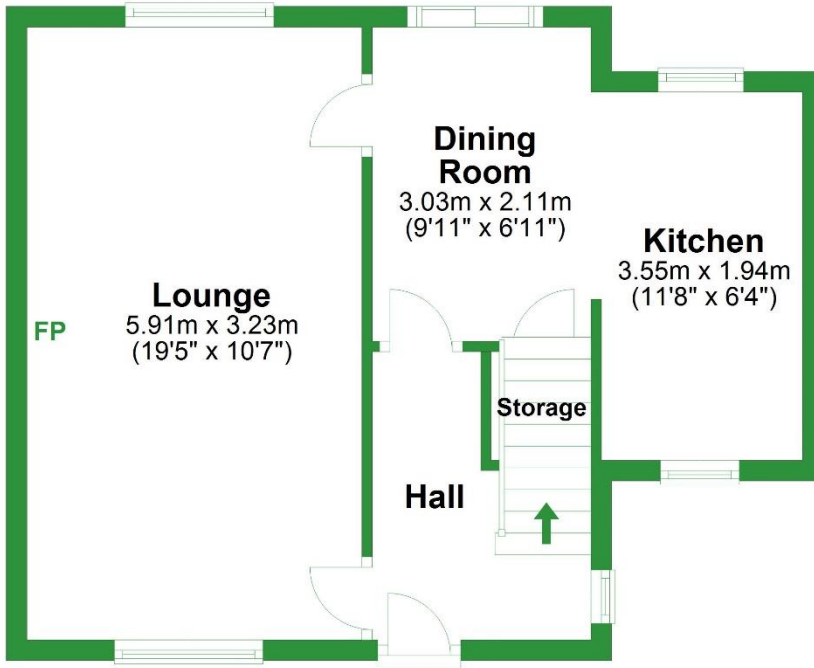
## ADDITIONAL INFORMATION

Tenure = Freehold

Council Tax Band = B

## Ground Floor

Approx. 39.4 sq. metres (424.0 sq. feet)

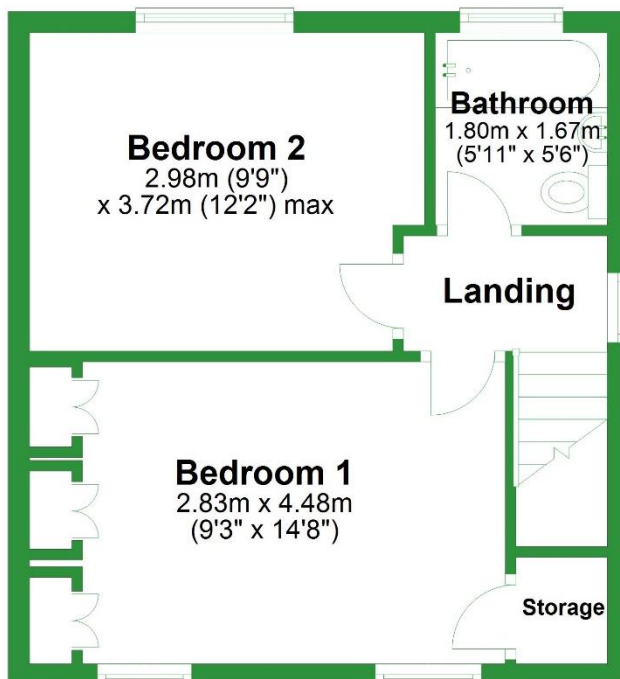


Total area: approx. 71.5 sq. metres (770.1 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.  
Plan produced using PlanUp.

## First Floor

Approx. 32.2 sq. metres (346.1 sq. feet)



Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out nor the services, appliances, and fittings have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).



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