



11 Mellor Brook,  
Mellor

Price £155,000

A quaint and quirky compact cottage with exposed beams and a delightful south facing small rear garden. Further comprising lounge, dining room, kitchen, two bedrooms consisting of a double and a single with a three-piece bathroom. A new boiler was installed 2022 and the property has PVCu double glazed windows. A popular village near to BAE/M6 Junction 31. (523 sq ft/48.6 sq m approx/EPC: D).



## 11 Mellor Brook, Mellor

### Directions

Located towards the centre of the village near the bakery and the Feilden's Arms.

### Services

Mains supplies of gas, electricity, water and drainage. Gas central heating from a Main Eco Compact combination boiler installed in 2022. Council tax payable to RVBC Band B. Freehold tenure.

### Additional Features

The property has PVCu double glazed windows.

### Accommodation

This pleasingly quirky cottage is double fronted, its front door opening to the dining room. Both this and the lounge have exposed ceiling beams with the lounge having a coal effect gas fire. The kitchen has base and wall units with laminate counters and a stainless steel sink unit with a mixer tap. There is a Hotpoint double electric oven and a four-ring gas hob beneath an extractor filter. There are spaces for fridge, freezer and dryer plus plumbing for a washing machine. A stable-type door opens to a delightful small rear garden with a gate opening to an equally pretty leafy back lane. Facing south it enjoys the passing sunshine. There is an ornamental Acer and climbing Clematis.

On the first floor there are two bedrooms. The main a double, the other a single. The three-piece bathroom comprises a bath with a thermostatic shower over, washbasin and a low suite wc. The walls are tiled and there is a towel radiator.

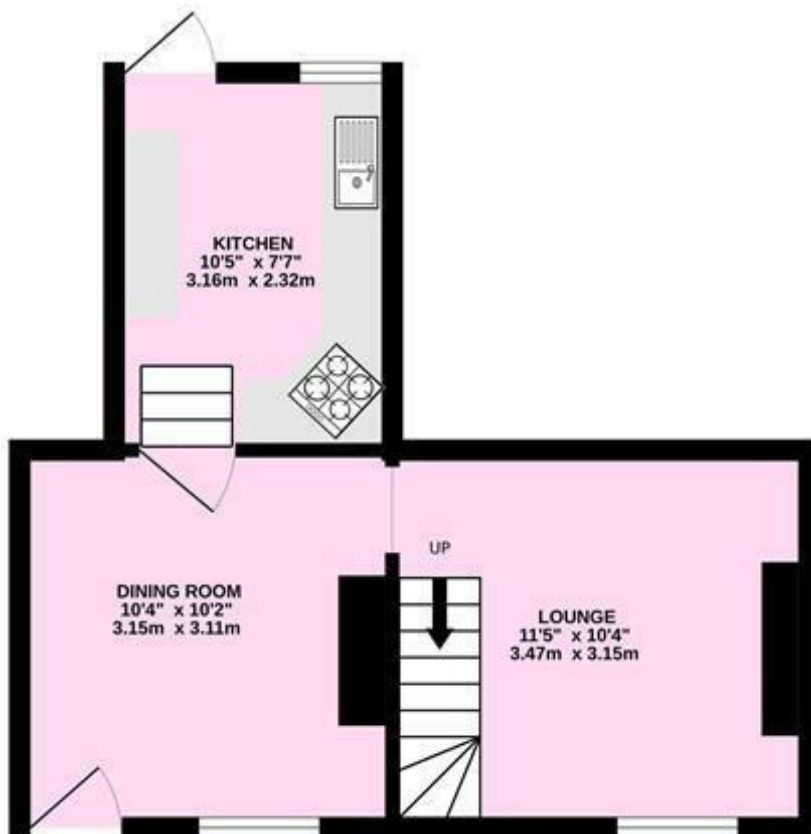
### Outside

Shallow forecourt planting strip with a south facing small garden to the rear.

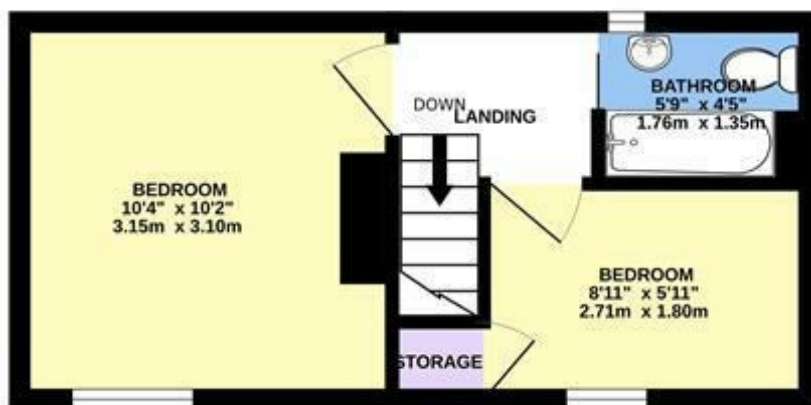
### Viewing

Strictly by appointment.

GROUND FLOOR  
302 sq.ft. (28.1 sq.m.) approx.



1ST FLOOR  
221 sq.ft. (20.5 sq.m.) approx.



11 MELLOR BROOK, MELLOR, BB2 7PH

TOTAL FLOOR AREA : 523 sq.ft. (48.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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