



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Mellor Close, Blackburn, BB2 7FL

£325,000

AN EXQUISITE FIVE BEDROOM, CONTEMPORARY FINISHED FAMILY HOME

Flowing internally with character and charm, as well as being finished to the highest quality finish with the most deluxe fixtures and fittings, this idyllic five-bedroom end townhouse property is being proudly welcomed to the market in the highly regarded location of Blackburn on a sought-after estate. The property has had a full transformation to create the most exquisite and admirable family home, with two living areas, two bathrooms and having been beautifully presented throughout, this property is the perfect home for anyone looking for a stylish and luxurious family home! Situated conveniently close to bus routes, good schools and amenities, as well as network links to Preston, Chorley, Clitheroe and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a WC, open plan kitchen diner/lounge and staircase to the first floor. The kitchen diner boasts contemporary fitted wall and base units and integrated appliances and leads out to the rear through impressive bi-folding doors. The first floor comprises of doors on to a lounge, two bedrooms and staircase on to the second floor. The second floor benefits from three additional bedrooms and a stunning family bathroom. The main bedroom benefits from an en suite shower room. Externally there is a laid to lawn garden with stone patio areas and stone chip areas with access to a detached garage. To the front there is off road parking with access to the garage.

For further information or to arrange a viewing please contact our Blackburn team at your earliest convenience. For the latest upcoming properties make sure you follow our socials on instagram @keenans.ea and facebook @keenansstateagents

Mellor Close, Blackburn, BB2 7FL

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- Impressive Townhouse Set Over Three Floors
- Modern Three Piece Bathroom
- Off Road Parking & Garage
- EPC Rating: C
- Five Bedrooms
- En Suite To Main Bedroom
- Freehold
- Contemporary Open Plan Living Kitchen
- Enclosed Rear Garden
- Council Tax Band E

Ground Floor

Entrance Vestibule

5'4 x 3'11 (1.63m x 1.19m)

Composite front entrance door, coving, spotlights, tiled flooring with underfloor heating and hardwood single glazed door to the hallway.

Hallway

11'5 x 6' (3.48m x 1.83m)

Central heating radiator, coving, spotlights, smoke alarm, underfloor heating, stairs to the first floor, door to the WC and sliding door to the open plan living kitchen.

WC

6'7 x 6' (2.01m x 1.83m)

Heated towel rail, dual flush WC, vanity top wash basin, understairs storage, tiled elevations, spotlights and tiled flooring with underfloor heating.

Open Plan Living Kitchen

34'6 x 15'7 (10.52m x 4.75m)

UPVC double glazed bay window, upright central heating radiator, range of contemporary wall and base units with granite effect surfaces, granite coated sink with high spout mixer tap, electric oven and combination microwave in a high rise unit, five ring gas hob, extractor hood, space for American fridge freezer, plumbing for washing machine, under unit lighting, television point, spotlights, tiled flooring with underfloor heating and UPVC double glazed bi-folding doors to the rear.

First Floor

Landing

15'10 x 5'10 (4.83m x 1.78m)

Spotlights, smoke alarm, stairs to the second floor, understairs storage, single glazed double doors to the lounge and doors to two bedrooms.

Lounge

15'10 x 13'10 (4.83m x 4.22m)

Three UPVC double glazed windows, central heating radiator, wall inset Studio gas fire, television point, coving and spotlights.

Bedroom Three

10'10 x 9' (3.30m x 2.74m)

UPVC double glazed window, central heating radiator and spotlights.

Bedroom Four

10'10 x 6'5 (3.30m x 1.96m)

UPVC double glazed window, central heating radiator, spotlights and coving.

Second Floor

Landing

12'6 x 6'11 (3.81m x 2.11m)

UPVC double glazed window, spotlights, smoke alarm, loft access and doors to three bedrooms and bathroom.

Bedroom One

13'10 x 10'7 (4.22m x 3.23m)

UPVC double glazed window, central heating radiator, television point, spotlights and sliding door to the en suite.

En Suite

8'1 x 4'10 (2.46m x 1.47m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin, double direct feed shower unit, tiled elevations, spotlights, extractor fan and tiled flooring.

Bedroom Two

10'10 x 9' (3.30m x 2.74m)

UPVC double glazed window, central heating radiator, fitted wardrobes and spotlights.

Bedroom Five

9'11 x 6'5 (3.02m x 1.96m)

UPVC double glazed window, central heating radiator, fitted wardrobes and spotlights.

Bathroom

8'7 x 6'8 (2.62m x 2.03m)

Heated towel rail, freestanding bath with chrome mixer tap and rinse head, vanity top wash basin with chrome mixer tap, dual flush WC, marble effect tiled elevations, spotlights, extractor fan and tiled flooring.

External

Front

Driveway providing off road parking leading to the garage.

Rear

Enclosed laid to lawn garden with paved patio, stone chipped bedding and access into the garage.



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