



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			
(81-91) B			
(69-80) C			
(55-68) D		65	73
(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.

Fieldens Farm Lane, Mellor Brook, BB2 7PD

£125,000

A DECEPTIVELY SPACIOUS TWO-BEDROOM GROUND-FLOOR FLAT WITH OFF-ROAD PARKING - SECTION 106 SCHEME

Situated in a convenient and popular location in Mellor Brook, this two-bedroom, ground-floor, flat is being welcomed to the property market. Ideally suited for a first time buyer or single occupant looking for easy access to the neighbouring town of Blackburn as well as major commuter routes towards Preston, Clitheroe and beyond. The village of Mellor Brook boasts a range of local amenities and the property flows internally with well-proportioned living accommodation finished with neutral tones and an abundance of natural light.

The property comprises briefly: entrance through a welcoming porch to a generously sized living room with door to the contemporary fitted kitchen and open access to the hallway. The hallway has doors leading to two bedrooms and a bathroom. Externally the property boasts a paved rear garden with a timber shed. The front of the property has a paved and gravel chipped driveway providing off-road parking for two vehicles.

For further information, or to arrange a viewing, please contact our Clitheroe team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Fieldens Farm Lane, Mellor Brook, BB2 7PD

£125,000



- Tenure Leasehold
- Council Tax Band C
- EPC Rating D
- Off Road Parking With Gravel Chipped Driveway For Two Vehicles
- Two Bedroom Ground Floor Flat
- Ideal Property For Single Or Couple Occupancy
- Contemporary Fitted Kitchen And Three Piece Bathroom Suite
- Enclosed Paved Rear Garden With Timber Shed
- Easy Access To Major Network Links
- Close Proximity To Local Amenities

Ground Floor

Entrance

Via a composite double glazed frosted stained glass leaded door to porch.

Porch

6'2 x 5'5 (1.88m x 1.65m)

UPVC double glazed window, central heating radiator, wood effect flooring and door to reception room.

Reception Room

14'2 x 12'7 (4.32m x 3.84m)

2 UPVC double glazed window, two central heating radiators, electric fire, telephone point, wood effect flooring, door to kitchen and open access to the hallway.

Kitchen

14'2 x 8'9 (4.32m x 2.67m)

UPVC double glazed window, range of high gloss wall and base units, laminate work tops, CDA oven in a high rise unit, Bosch four ring gas hob, extractor hood, tiled splash back, stainless steel sink and drainer with mixer tap, space for fridge freezer, plumbed for washing machine, wall mounted Biasi boiler, tiled effect flooring and UPVC double glazed French doors to rear.

Hallway

Wood effect flooring, doors to two bedrooms and bathroom.

Bedroom One

12'3 x 8'4 (3.73m x 2.54m)

Central heating radiator, wood effect flooring, television and telephone point, fitted wardrobes and UPVC double glazed French doors to the front elevation.

Bedroom Two

13' x 7'1 (3.96m x 2.16m)

Central heating radiator and UPVC double glazed, telephone point, French doors to the rear garden.

Bathroom

8'11 x 6'9 (2.72m x 2.06m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, Vanity top wash basin with mixer tap, Shaver point, P shaped bath with over head direct feed shower, part tiled elevation and wood effect flooring.

External

Rear

Paved garden with timber shed.

Front

Paved with gravel chip and off road parking for two vehicles.



Tel: 01200422824

www.keenans-estateagents.co.uk