



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	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	
EU Directive 2002/91/EC	
England & Wales	

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## St. Marys Gardens, Mellor, BB2 7JP

### £249,950

A BEAUTIFULLY PRESENTED FOUR BEDROOM FAMILY HOME IN THE POPULAR AREA OF MELLOR

Welcome to St. Marys Gardens in the charming village of Mellor! This stunning house is a dream come true for those looking for a beautifully presented family home. With four bedrooms spread over three floors, there is ample space for the whole family to enjoy.

As you step inside, you are greeted by two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The modern fitted kitchen is a chef's delight, offering a stylish space to whip up delicious meals.

One of the highlights of this property is the garden to the rear, where you can unwind and enjoy the fresh air in your own private outdoor oasis. No need to worry about parking, as this home also boasts off-road parking for your convenience.

Don't miss out on the opportunity to make this house your home. With its ideal location and wonderful features, this property in St. Marys Gardens is sure to capture your heart. Contact us today to arrange a viewing and take the first step towards your dream lifestyle!

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# St. Marys Gardens, Mellor, BB2 7JP

£249,950



- Exquisite Mid Terraced Property
- Presented to Highest Standard Throughout
- Off Road Parking
- EPC Rating: C
- Four Bedrooms
- Contemporary Fitted Kitchen
- Freehold
- Two Bathrooms
- Enclosed Rear Garden
- Council Tax Band: B

## Ground Floor

### Entrance Hall

6' x 3'7 (1.83m x 1.09m)

Composite entrance door, wooden flooring, stairs to first floor and doors to two reception rooms.

### Reception Room One

17'3 x 11'5 (5.26m x 3.48m)

UPVC double glazed window, central heating radiator, TV point, wooden flooring, door to kitchen and UPVC double glazed French doors to rear.

### Reception Room Two

11'1 x 8'8 (3.38m x 2.64m)

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

### Kitchen

14'5 x 8'1 (4.39m x 2.46m)

UPVC double glazed window, central heating radiator, spotlights, range of wall and base units, laminate worktops, one and half bowl stainless steel sink with draining board and mixer tap, double oven, four ring Bosch electric hob and extractor hood, plumbing for washing machine, space for dryer, space for fridge freezer, laminate flooring, door to understairs storage and UPVC door to rear.

## First Floor

### Landing

UPVC double glazed window, central heating radiator, spotlights, doors to three bedrooms, airing cupboard, family bathroom and door to stairs to second floor.

### Bedroom One

11'7 x 11'6 (3.53m x 3.51m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

9'4 x 8'2 (2.84m x 2.49m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

8'4 x 7'8 (2.54m x 2.34m)

UPVC double glazed window and central heating radiator.

### Bathroom

7'7 x 5'4 (2.31m x 1.63m)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, wall mounted wash basin, P shaped panel bath with electric feed shower over, tiled elevations and tiled flooring.

## Second Floor

### Bedroom Four

17'11 x 9'8 (5.46m x 2.95m)

Three Velux windows, central heating radiator and door to en suite.

## En Suite

7'9 x 7' (2.36m x 2.13m)

Two Velux windows, central heated towel rail, spotlights, dual flush WC, wall mounted sink, panelled bath, part tiled elevation and wood effect flooring.

## External

### Front

Blocked paved drive.

### Rear

Enclosed laid to lawn, flagged patio and bedding areas.



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