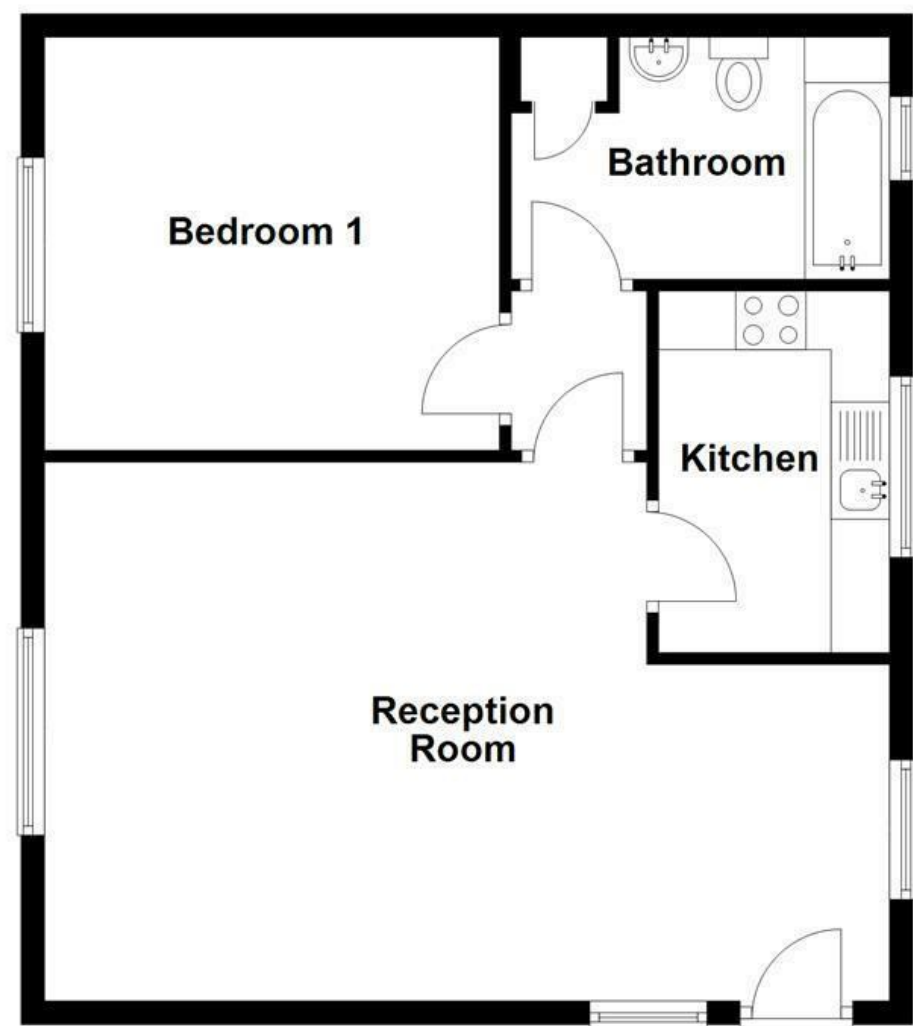


Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		76	76
(69-80) C			
(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.

Feildens Farm Lane, Mellor Brook, BB2 7PD

£139,950

A FULLY RENOVATED APARTMENT WITH ADDED GARAGE

Having undergone a full transformation with a high quality finish, modern fixtures and fittings and neutral decoration, this outstanding second floor apartment is being proudly welcomed to the market in the sought after location of Mellor Brook. With breath-taking views, added garage and private parking and offering no chain delay, this enviable property is the perfect home for any couple or single occupant truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Clitheroe, Preston and major motorway links.

The property comprises briefly; a communal hallway leads through to a generously sized open plan reception room which leads through to a contemporary fitted kitchen and inner hallway. The kitchen boasts modern wall and base units, integrated oven and stunning countryside views. The inner hallway leads on to a fantastic double bedroom and modern bathroom. Externally there is a private driveway with access on to a garage.

For further information or to arrange a viewing please contact our Ribble Valley branch at your earliest convenience.

Feildens Farm Lane, Mellor Brook, BB2 7PD

£139,950



- Exceptional Apartment
- Modern Fitted Kitchen
- Carpark and Garage
- EPC Rating C
- One Bedroom
- Complete Blank Canvas
- Tenure Leasehold
- Three Piece Bathroom Suite
- Neutral Decoration Throughout
- Council Tax Band C

Entrance

Communal access via hardwood door to reception room.

Reception Room

23'11 x 15'1 (7.29m x 4.60m)

Three UPVC double glazed windows, central heating radiator, television point, smoke detector, doors to kitchen and inner hall.

Kitchen

10'1 x 6'5 (3.07m x 1.96m)

UPVC double glazed window, central heating radiator, range of high gloss base units with marble effect worktops, tiled splashback, stainless steel sink and drainer with mixer tap, integrated electric Russell Hobbs oven with four ring induction hob and extractor hood, space for fridge freezer and washing machine, Main Eco boiler, extractor fan and wood effect lino flooring.

Inner Hall

4'3 x 3'10 (1.30m x 1.17m)

Doors to bedroom one and bathroom.

Bedroom One

12'9 x 11'7 (3.89m x 3.53m)

UPVC double glazed window, central heating radiator and loft access.

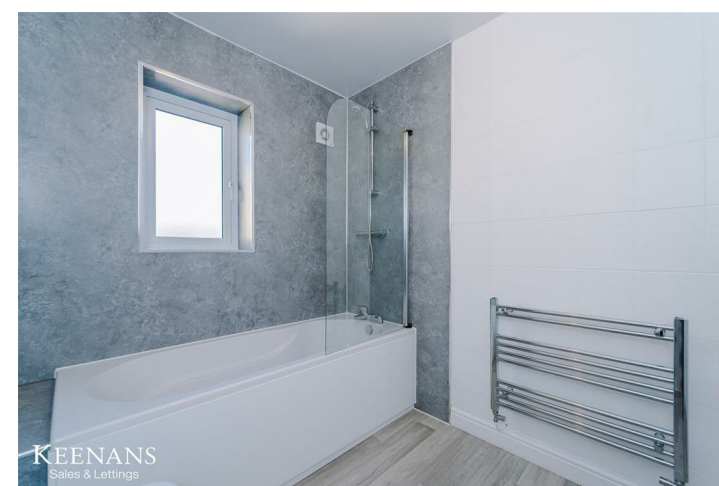
Bathroom

10'7 x 6'9 (3.23m x 2.06m)

UPVC double glazed frosted window, central heated towel rail, panel bath with mixer tap and direct feed shower, dual flush WC, pedestal wash basin with mixer tap, integrated line cupboard, tiled elevations, granite effect PVC panel elevations, extractor fan and wood effect lino flooring.

External

Off road parking and access to garage.



Tel: 01200422824

www.keenans-estateagents.co.uk