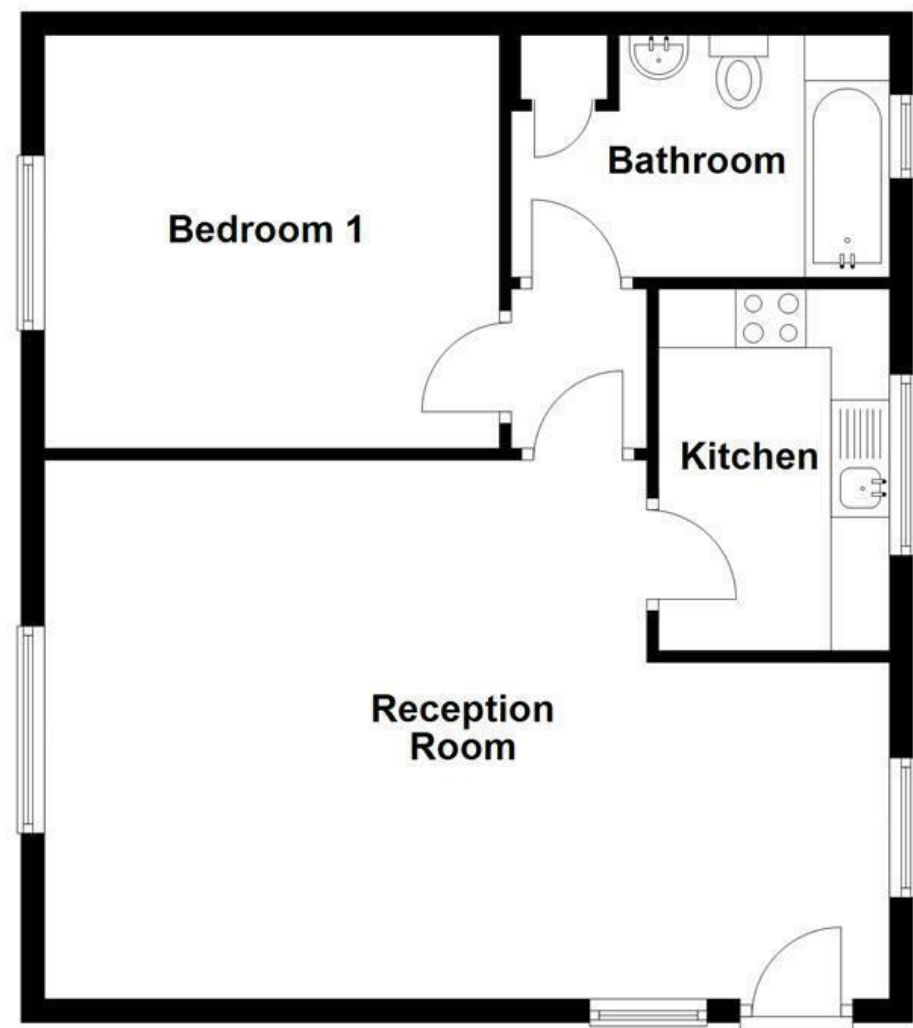


Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Feildens Farm Lane, Mellor Brook, BB2 7PD Offers In The Region Of £118,500

Nestled in the charming area of Mellor Brook, this delightful apartment on Feildens Farm Lane offers a perfect blend of comfort and convenience. With one well-proportioned bedroom, this property is ideal for individuals or couples seeking a tranquil living space. The apartment features a welcoming reception room, providing a warm atmosphere for relaxation or entertaining guests.

The property boasts a modern bathroom, ensuring that your daily routines are both comfortable and efficient. Additionally, the apartment comes with the added benefit of a dedicated parking space and a single garage, providing ample storage and convenience for your vehicle.

One of the standout features of this location is its easy access to the M6 and M65 motorways, making commuting a breeze and opening up a wealth of opportunities for both work and leisure. Whether you are looking to explore the picturesque countryside or enjoy the amenities of nearby towns, this apartment serves as an excellent base.

In summary, this apartment on Feildens Farm Lane is a wonderful opportunity for those seeking a cosy home in a well-connected area. With its practical features and inviting atmosphere, it is sure to appeal to a variety of potential residents. Do not miss the chance to make this charming property your own.

Feildens Farm Lane, Mellor Brook, BB2 7PD

Offers In The Region Of £118,500



- 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.

