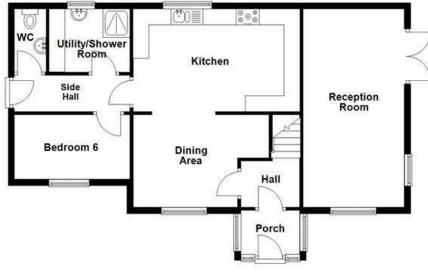
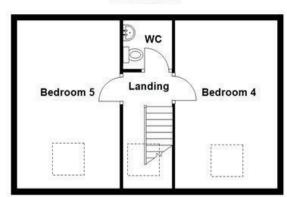
KEENANS Sales & Lettings

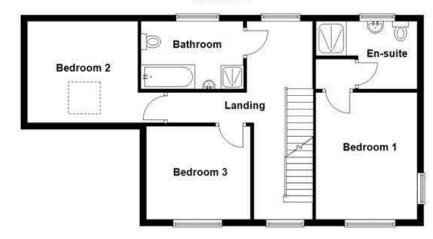
Ground Floor



Second Floor







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

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.









Whalley Road, Mellor Brook, BB2 7PR £625,000

A WONDERFUL DETACHED FAMILY HOME ON A PRIVATE PLOT

Nestled in the charming village of Mellor Brook, Blackburn, this substantial detached family home on Whalley Road offers a perfect blend of space, comfort, and convenience. Boasting two reception rooms, six bedrooms, and three bathrooms, this property is ideal for a growing family seeking versatile living accommodation.

The neutral finish throughout the house provides a blank canvas for you to make it your own, ensuring a seamless transition into your new abode. With a total of four toilets, three showers, and one bath, convenience is at the forefront of this home's design.

Situated on a private plot, this property offers a tranquil retreat from the hustle and bustle of everyday life, while still providing easy access to major commuter routes along the A59 and M6 networks. Whether you're looking to relax in the spacious living areas or unwind in one of the well-appointed bedrooms, this house has something for everyone.

Don't miss out on the opportunity to make this house your home and enjoy all that village life has to offer in this sought-after location.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Whalley Road, Mellor Brook, BB2 7PR £625,000















- Exceptional Detached Property
- Modern Fitted Kitchen
- Ample Off Road Parking and Detached Garage
 Tenure Freehold
- EPC Rating B
- Six Bedrooms
- Ample Living Space

- Three Bathrooms
- Fully Enclosed Extensive Plot
- Council Tax Band G

Ground Floor

Entrance Hall

6'1 x 4'6 (1.85m x 1.37m)

Hardwood front door, hardwood double glazed window and door to

Reception Room One

20'6 x 10'6 (6.25m x 3.20m)

Fitted electric Fire, Two UPVC double glazed windows, central heating radiator, television point and UPVC double glazed French

Reception Room Two

10'10 x 9'6 (3.30m x 2.90m)

UPVC double glazed window, central heating radiator, spotlights, smoke detector, tiled effect flooring and open access to kitchen.

Kitchen

16'6 x 10'3 (5.03m x 3.12m)

UPVC double glazed window, central heated towel rail, range of high gloss wall and base units with granite worktops, Rangemaster double electric oven with six ring gas hob and extractor hood, stainless steel double sink and drainer with mixer tap, integrated dishwasher, integrated wine cooler, space for American-style fridge freezer, spotlights, tiled effect flooring and door to side hall.

Side Hall

11'3 x 2'11 (3.43m x 0.89m)

Spotlights, smoke detector, tiled effect flooring, doors to WC, utility/shower room, bedroom six and UPVC double glazed frosted door to side elevation.

6'3 x 2'6 (1.91m x 0.76m)

UPVC double glazed frosted window, dual flush WC, vanity top wash basin with mixer tap, extractor fan and wood effect laminate flooring.

Utility/Shower Room

8'4 x 6'6 (2.54m x 1.98m)

UPVC double glazed frosted window, central heated towel rail, vanity top wash basin with mixer tap, electric feed shower, plumbing for washing machine, space for dryer, extractor fan and wood effect laminate flooring.

Bedroom Six

11'6 x 6'7 (3.51m x 2.01m)

UPVC double glazed window, central heating radiator and wood effect

First Floor

UPVC double glazed frosted window, central heating radiator, smoke detector, doors to three bedrooms, family bathroom and stairs to

Bedroom One

13'2 x 10'6 (4.01m x 3.20m)

Two UPVC double glazed windows, central heating radiator and door

En Suite

10'10 x 6'10 (3.30m x 2.08m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower with rinse head, partially tiled elevations extractor fan and wood effect laminate flooring.

Bedroom Two

11'5 x 9'0 (3.48m x 2.74m)

Bedroom Three

10'10 x 9'8 (3.30m x 2.95m)

UPVC double glazed window and central heating radiator.

Bathroom

Second Floor

Landing

Doors to two bedrooms and WC.

Bedroom Four

17'3 x 10'7 (5.26m x 3.23m)

Velux window, central heating radiator and wood effect laminate

Bedroom Five

17'3 x 10'7 (5.26m x 3.23m)

Velux window, central heating radiator and wood effect laminate

5'2 x 5'0 (1.57m x 1.52m)

Dual flush WC, vanity top wash basin with mixer tap and wood effect

Fully enclosed plot with two lawns laid to grass, bedding areas, mature shrubbery, conifers; two artificial grass lawns, gravel chipping surrounds; summer house with hot tub; double electric gates, block paved drive with access to garage and ample parking.















