



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	92
(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		EU Directive 2002/91/EC	

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## 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.

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# Whalley Road, Mellor Brook, BB2 7PR

£625,000



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

### 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 doors to rear.

### 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.

### WC

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 laminate flooring.

## First Floor

### Landing

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

## Bedroom One

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

Two UPVC double glazed windows, central heating radiator and door to en suite.

### 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)

Velux window, central heating radiator and wood effect laminate flooring.

## 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 flooring.

## Bedroom Five

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

Velux window, central heating radiator and wood effect laminate flooring.

### WC

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

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

## External

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.



Tel: 01200422824

www.keenans-estateagents.co.uk