



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(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.

St. Marys Gardens, Mellor, BB2 7JP

£220,000

AN ENVIABLE FAMILY HOME

Having been presented and updated to the highest standard throughout with immaculate presentation, an abundance of indoor and outdoor space and stylish interior, this exceptional three double bedroom mid terraced property is being proudly welcomed to the market in the sought after and picturesque village of Mellor on a quiet cul de sac. With modern fixtures and fittings, spacious rooms and gardens to both the front and the rear, this property is the perfect family home ready to move straight into! 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 welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted kitchen diner and houses a staircase to the first floor. The kitchen boasts modern wall and base units and integrated appliances and leads out to the rear. The first floor comprises of doors on to three double bedrooms and a modern family bathroom. Externally there is an enclosed garden to the rear with laid to lawn, paving and bedding areas. To the front there is a garden with paving, stone chip and mature shrubs.

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

St. Marys Gardens, Mellor, BB2 7JP

£220,000



- Exceptional Mid Terrace Property
 - Stunning Dining Kitchen
 - On Street Parking
 - EPC Rating D
- Three Bedrooms
 - Move-in Ready
 - Tenure Freehold
- Four Piece Bathroom Suite
 - Spacious Rear Garden
 - Council Tax Band B

Ground Floor

Entrance Hall

10'9 x 6'1 (3.28m x 1.85m)
Composite double glazed front door, central heating radiator, coving, understairs storage, tiled flooring, door to reception room and open to kitchen/dining area.

Reception Room

17'10 x 11'10 (5.44m x 3.61m)
UPVC double glazed window, central heating radiator, coving, smoke detector, gas fire with granite effect hearth and surround, television point and UPVC double glazed sliding door to rear.

Kitchen/Dining Area

17'10 x 16'6 (5.44m x 5.03m)
Two UPVC double glazed window, central heating radiator, range of panelled wall and base units with marble effect work surfaces, tiled splashback, composite one and a half bowl sink and drainer with mixer tap, integrated electric double oven with five ring gas hob and extractor hood, integrated fridge and freezer, dishwasher, washing machine and microwave, tiled flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

9'7 x 7'5 (2.92m x 2.26m)
UPVC double glazed window, central heating radiator, loft access, doors to three bedrooms and bathroom.

Bedroom One

9'7 x 7'5 (2.92m x 2.26m)
UPVC double glazed window, central heating radiator, fitted wardrobes and over stairs storage.

Bedroom Two

11'11 x 11'10 (3.63m x 3.61m)
UPVC double glazed window, central heating radiator, smoke detector and over stairs storage.

Bedroom Three

10'0 x 7'5 (3.05m x 2.26m)
UPVC double glazed window, central heating radiator and storage cupboard.

Bathroom

9'8 x 7'3 (2.95m x 2.21m)
Two UPVC double glazed frosted windows, heated towel rail, panel bath with mixer tap, corner direct feed shower enclosed, dual flush WC, pedestal wash basin with mixer tap, tiled elevations, spotlights, extractor fan, wood cladding to ceiling and tiled flooring.

External

Rear

Laid to lawn garden with paving and artificial lawn.

Front

Stone chip garden with paving.

