



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

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## Elswick Gardens, Mellor, BB2 7JD

### £430,000

#### AN EXQUISITE FAMILY HOME

Offering an abundance of indoor and outdoor space and having been presented and maintained to the highest standard throughout, this exceptional four/five bedroom detached property is being proudly welcomed to the market in the sought after location of Mellor on a quiet cul de sac. With modern fixtures and fittings, enviable wraparound gardens and no chain delay, this desirable 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, Preston, Clitheroe and major motorway links. With fantastic garage conversion and fifth bedroom/playroom, this property is the perfect family home with versatile living accommodation! Not being overlooked from the rear with water lodge views and benefitting from two bathrooms, an abundance of living space and neutral decoration this property is truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, dining room, contemporary fitted kitchen, WC and houses a staircase to the first floor. The kitchen boasts modern wall and base units, integrated appliances and leads on to a utility room. The utility room guides you through to a fantastic office/store room and houses a staircase to the fifth bedroom/play room. The store room leads on to a store garage. To the first floor main landing there are doors leads on to four bedrooms and a modern family bathroom. The main bedroom benefits from an en suite shower room. Externally there is an enclosed wraparound garden to the rear which is mainly laid to lawn with paving, bedding, mature shrubs and access on to a patio area overlooking the water lodge. To the front there is a laid to lawn garden with driveway.

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



# Elswick Gardens, Mellor, BB2 7JD

## £430,000

 4  2  2  E

- Exceptional Detached Property
  - Abundance of Living Space
  - Ample Off Road Parking and Garage
  - EPC Rating E
- Four/Five Bedrooms
  - No Chain Delay
  - Tenure Freehold
- Two Bathrooms
  - Envious Wraparound Gardens
  - Council Tax Band F

### Ground Floor

#### Entrance Hall

13'0 x 5'9 (3.96m x 1.75m)

Composite double glazed frosted front door, UPVC double glazed leaded window, central heating radiator, coving, spotlights, doors to reception room, dining room, kitchen, WC and stairs to first floor.

#### WC

5'9 x 5'1 (1.75m x 1.55m)

UPVC double glazed frosted leaded window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, spotlights, alarm system and tiled flooring.

#### Reception Room

18'10 x 13'7 (5.74m x 4.14m)

Two UPVC double glazed windows, central heating radiator, coving, gas fire with granite effect hearth and surround, television point and UPVC double glazed French doors to rear.

#### Dining Room

12'7 x 9'2 (3.84m x 2.79m )

UPVC double glazed window, central heating radiator and coving.

#### Kitchen

12'7 x 10'6 (3.84m x 3.20m)

UPVC double glazed window, central heating radiator, range of wall and base units with granite effect work surfaces, tiled splashback, stainless steel sink one and a half bowl sink and drainer with mixer tap, integrated electric oven and combi microwave, four ring gas hob and extractor hood, integrated fridge and dishwasher, under unit lighting, spotlights, tiled flooring and single glazed frosted door to utility.

#### Utility

15'0 x 7'0 (4.57m x 2.13m)

UPVC double glazed window, central heating radiator, fitted storage, plumbing for washing machine, space for fridge freezer, tiled flooring, door to store room/office, stairs to playroom/bedroom five and UPVC double glazed door to rear.

#### Store Room/Office

15'0 x 10'10 (4.57m x 3.30m)

Integrated Vaillant boiler, spotlights and door to store garage.

#### Store Garage

15'0 x 5'2 (4.57m x 1.57m )

Up and over garage door.

### First Floor

#### Landing

11'3 x 9'3 (3.43m x 2.82m )

UPVC double glazed window, spotlights, smoke detector, coving, integrated storage cupboard with water tank, doors to four bedrooms and family bathroom.

#### Bedroom One

12'2 x 12'0 (3.71m x 3.66m)

UPVC double glazed window, central heating radiator, coving, spotlights and door to en suite.

#### En Suite

6'3 x 5'6 (1.91m x 1.68m )

UPVC double glazed frosted leaded window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, corner direct feed shower enclosed, tiled elevations, spotlights, extractor fan and tiled flooring.

#### Bedroom Two

12'0 x 10'7 (3.66m x 3.23m)

UPVC double glazed window, central heating radiator, coving, spotlights and fitted wardrobes.

#### Bedroom Three

9'2 x 7'11 (2.79m x 2.41m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobe.

#### Bedroom Four

8'8 x 7'11 (2.64m x 2.41m)

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

#### Bathroom

6'3 x 6'0 (1.91m x 1.83m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, tiled elevations, spotlights, PVC to ceiling and tiled flooring.

#### Playroom/Bedroom Five

15'0 x 13'1 (4.57m x 3.99m )

UPVC double glazed window, Velux window, central heating radiator, spotlights and eave storage.

### External

#### Rear

Laid to lawn garden with Indian stone paving, bedding areas, mature shrubbery and paved pathway to patio.

#### Front

Laid to lawn garden with bedding and off road parking.



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