



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(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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Glendale Drive, Mellor, BB2 7HD

£279,950

A SPACIOUS TWO BEDROOM BUNGALOW WITH A CONTEMPORARY OPEN PLAN KITCHEN/DINER

Nestled on Glendale Drive in the charming area of Mellor, Blackburn, this deceptively spacious two-bedroom dormer bungalow presents an excellent opportunity for those seeking a versatile living space. Ideal for individuals or families who appreciate the convenience of a ground floor bedroom, this property does not compromise on space or comfort.

Upon entering, you will be greeted by a generous living room that offers a welcoming atmosphere, perfect for relaxation or entertaining guests. The open plan kitchen and dining room is a standout feature, designed with contemporary aesthetics and functionality in mind. This modern kitchen is equipped with stylish fixtures and fittings, making it a delightful space for culinary enthusiasts and family gatherings alike.

The property boasts two well-proportioned bedrooms, providing ample accommodation for residents or guests. The contemporary bathroom suite complements the overall modern feel of the home, ensuring that it is ready for you to move straight in without the need for any immediate renovations.

Externally, the bungalow features low maintenance exteriors, allowing you to enjoy your home without the burden of extensive upkeep. Off-road parking is available, leading to a garage that offers additional storage or potential for a workshop.

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**2****2****1****C**

- Semi Detached Dormer Bungalow
 - Modern Fitted Kitchen With Appliances
 - Off Road Parking And Garage
 - EPC Rating: C
- Two Bedrooms
 - Spacious Reception Room
 - Freehold
- Two Bathrooms
 - Enclosed Rear Garden
 - Council Tax Band: D

Ground Floor

Porch

10'6 x 6'8 (3.20m x 2.03m)
Composite double glazed frosted entrance door, UPVC double glazed windows, sloped double glazed roof, central heating radiator, tiled floor and door to hall.

Hall

9'5 x 5'4 (2.87m x 1.63m)
UPVC double glazed frosted window, central heating radiator, smoke alarm, stairs to first floor and doors to reception room, kitchen/dining room, bedroom two and shower room.

Reception Room

19'4 x 11'9 (5.89m x 3.58m)
UPVC double glazed window, two central heating radiators, coving, four feature wall lights, log burner, TV point and UPVC double glazed sliding doors to rear.

Kitchen/Dining Room

18'1 x 12'11 (5.51m x 3.94m)
UPVC double glazed window, central heating radiator, spotlights, panel wall and base unit, laminate worktops, integrated single oven in high rise unit, four burner gas hob, extractor hood, tiled splash back, one and half bowl stainless steel sink with draining board and mixer tap, integrated dishwasher, integrated washing machine, integrated fridge freezer, integrated microwave, wood effect flooring and UPVC double glazed sliding door to rear.

Bedroom Two

11'11 x 11'3 (3.63m x 3.43m)
UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

Shower Room

8'3 x 6'6 (2.51m x 1.98m)
UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, vanity wash basin with mixer tap, walk in direct feed rainfall shower with rinse head, extractor fan, storage cupboard, PVC panel ceiling, part tiled elevation and tile effect flooring.

First Floor

Landing

Velux window and doors to bedroom one and bathroom.

Bedroom One

12'9 x 11'3 (3.89m x 3.43m)
UPVC double glazed dormer window, central heating radiator, under eaves storage and fitted storage.

Bathroom

12'5 x 5'5 (3.78m x 1.65m)
Velux window, UPVC double glazed frosted window, central heated towel rail, spotlight, dual flush WC, wall mounted wash basin with mixer tap, tiled panel bath with mixer tap, walk in direct feed rainfall shower with rinse head, PVC panel ceiling, tiled elevation, wood effect flooring and door to boarded loft space.

External

Front

Bedding areas, paved path, drive leading to garage.

Garage

17'2 x 9'3 (5.23m x 2.82m)
Electric remote up and over door.

Rear

Indian stone paving, bedding areas and water feature.

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