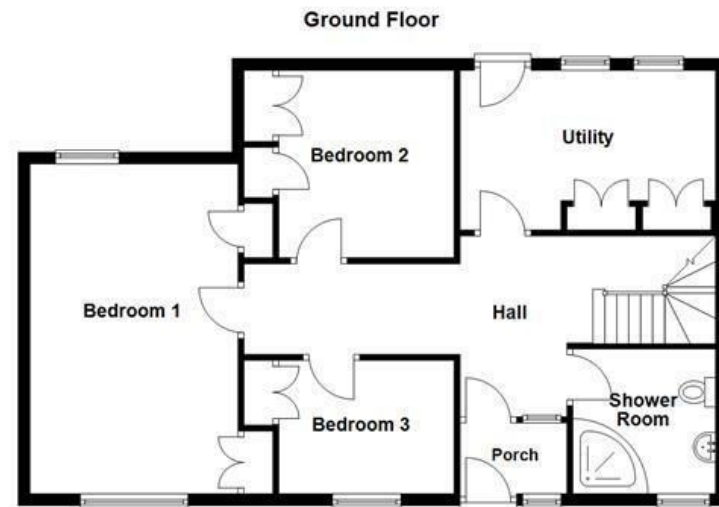




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	48	72
England & Wales	EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Primrose Lane, Mellor, BB1 9DN

£540,000

AN EXCEPTIONAL SEMI DETACHED FARMHOUSE WITH PANORAMIC COUNTRYSIDE VIEWS

Situated within the semi rural and picturesque location of Mellor, this outstanding four bedroom semi detached property is being proudly welcomed to the market. With an abundance of indoor and outdoor space, garage, two bathrooms and stunning original features, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Clitheroe, Preston and major motorway links. With exceptional views, three living spaces and neutral decoration, this property, once updated, has the potential to be the perfect family home!

The property comprises briefly; a welcoming entrance hallway provides access through to three double bedrooms, utility room, shower room and staircase to the first floor. The first floor leads on to a dining area, kitchen, bathroom, fourth bedroom and WC. The dining area leads openly on to a reception room and through to the kitchen. The reception room leads on to a second reception room. Externally there is a wraparound laid to lawn garden to with paving, mature shrubs, bedding, storage outbuildings and access on to the garage. To the front there is off road parking.

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

Primrose Lane, Mellor, BB1 9DN

£540,000



- Impressive Semi Detached Farmhouse
 - Abundance of Indoor Space
 - Ample Off Road Parking
 - EPC Rating E
- Four Bedrooms
 - Bursting with Character
 - Tenure TBC
- Two Bathrooms
 - Panoramic Countryside Views
 - Council Tax Band E

Ground Floor

Entrance Porch

5'11 x 3'11 (1.80m x 1.19m)
Hardwood front door, hardwood double glazed window, tiled flooring and hardwood single glazed frosted door to hall.

Hall

28'5 x 9'0 (8.66m x 2.74m)
Hardwood single glazed frosted window, two central heating radiators, doors leading to three bedrooms, shower room, utility and stairs to first floor.

Bedroom One

18'4 x 11'7 (5.59m x 3.53m)
Two UPVC double glazed windows, central heating radiator, coving, ceiling rose and two fitted wardrobes.

Bedroom Two

11'9 x 10'5 (3.58m x 3.18m)
UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

Bedroom Three

11'9 x 7'9 (3.58m x 2.36m)
Two UPVC double glazed windows, central heating radiator, coving and fitted wardrobes.

Utility

14'3 x 8'11 (4.34m x 2.72m)
Two hardwood double glazed Belfast sink with traditional taps, plumbing for washing machine, space for fridge and freezer, Worcester Bosch boiler, fitted storage, integrated shelving, tiled effect lino flooring and hardwood door to rear.

Shower Room

7'11 x 6'5 (2.41m x 1.96m)
Hardwood single glazed frosted window with secondary glazing, central heating radiator, direct feed corner shower enclosed, vanity top wash basin with mixer tap, dual flush WC, PVC panelled elevations, wood cladding to ceiling and tiled effect lino flooring.

First Floor

Landing

16'2 x 14'0 (4.93m x 4.27m)
UPVC double glazed window, skylight window, wood panelled elevations, doors leading to dining area, kitchen, bathroom, WC and bedroom four.

Bedroom Four

7'10 x 6'5 (2.39m x 1.96m)
UPVC double glazed window and central heating radiator.

Bathroom

9'7 x 8'8 (2.92m x 2.64m)
Two UPVC double glazed windows, central heating radiator, tiled panel bath with traditional taps and over head direct feed shower, pedestal wash basin with traditional taps, tiled elevations, integrated linen cupboard and tiled effect lino flooring.

WC

5'9 x 3'3 (1.75m x 0.99m)
UPVC double glazed frosted window, low base WC, tiled elevations and tiled effect lino flooring.

Dining Area

13'6 x 11'3 (4.11m x 3.43m)
UPVC double glazed window, central heating radiator, wood cladding to ceiling, exposed stone wall, open to reception room one and door to kitchen.

Reception Room One

18'2 x 11'8 (5.54m x 3.56m)
UPVC double glazed window, hardwood single glazed window, central heating radiator, exposed beams, two feature wall lights, television point, integrated shelving, exposed stone wall, open coal fire and UPVC double glazed sliding door to reception room two.

Reception Room Two

18'2 x 14'7 (5.54m x 4.45m)
Two UPVC double glazed windows, central heating radiator, exposed beams, integrated shelving, television point and UPVC double glazed sliding door to balcony.

Kitchen

13'6 x 10'5 (4.11m x 3.18m)
UPVC double glazed window, central heating radiator, range of wall and base units with granite effect worktops, tiled splashback, stainless steel sink and drainer with mixer tap, space for oven, integrated extractor hood, space for fridge, spotlights, tiled effect lino flooring and single glazed door to rear porch.

Rear Porch

3'6 x 2'11 (1.07m x 0.89m)
Hardwood double glazed window and single glazed door to steps to rear.

External

Rear

Wraparound laid to lawn garden to with paving, mature shrubs, bedding, storage outbuildings and access on to the garage.

Front

Off road parking.

