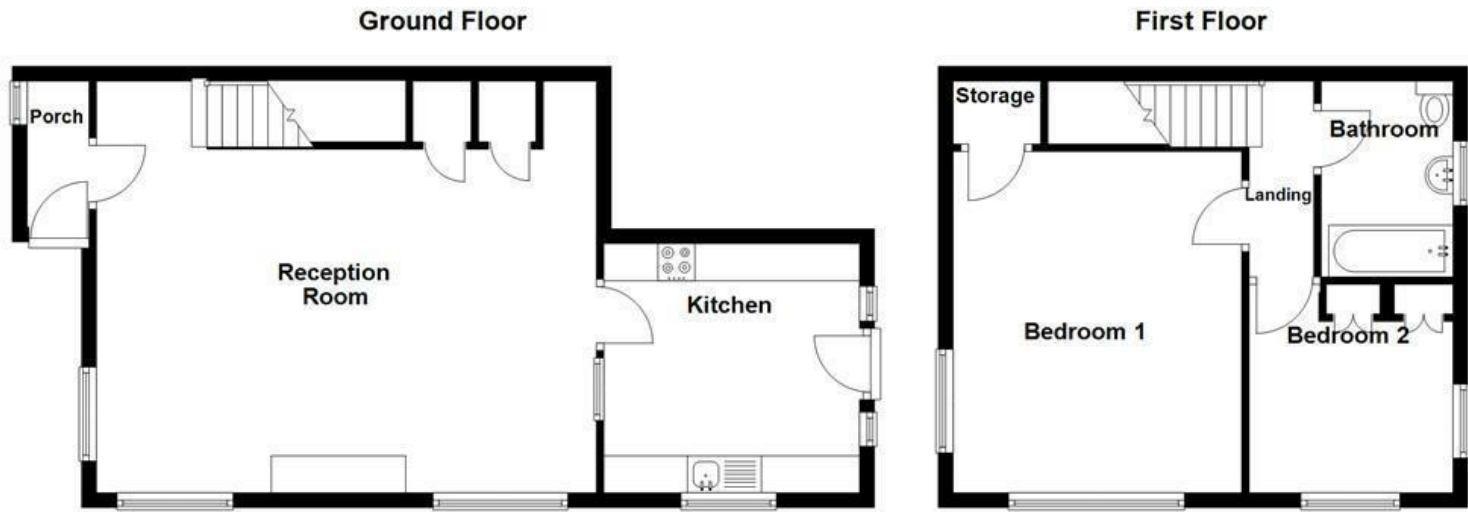




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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.

Primrose Lane, Mellor, BB1 9DN

£230,000

CHARMING TWO BEDROOM COTTAGE IN THE HEART OF MELLOR

Welcome to Primrose Cottage! This delightful stone-built cottage offers a perfect blend of character and modern living. With two well-proportioned bedrooms, this home is ideal for small families, couples, or those seeking a peaceful retreat.

As you enter, you are welcomed into a spacious lounge that exudes warmth and comfort, making it the perfect space for relaxation or entertaining guests. The country-style kitchen is a true highlight, providing a lovely setting for culinary adventures and family meals.

The property boasts a well-appointed bathroom, ensuring convenience for daily routines. One of the standout features of this cottage is the off-road parking with a driveway, providing ease and security for your vehicles.

Set in a quiet location, the cottage offers stunning views that enhance the tranquil atmosphere, making it an ideal sanctuary away from the hustle and bustle of everyday life. Whether you are enjoying a morning coffee on the patio or taking in the picturesque surroundings, this home promises a serene lifestyle.

In summary, this two-bedroom stone-built cottage on Primrose Lane is a rare find, combining spacious living areas, beautiful views, and a peaceful setting. It is a perfect opportunity for those looking to embrace the charm of countryside living while still being within reach of Blackburn's amenities. Do not miss the chance to make this lovely property your new home.

Primrose Lane, Mellor, BB1 9DN
£230,000

 2  1  1  E

- Tenure Freehold
 - Off Road Parking
 - Ideal Property For A Couple Or Small Family
 - Easy Access To Major Commuter Routes
- Council Tax Band D
 - Viewing Essential
 - Envious Views
- EPC Rating E
 - Character Features
 - Quiet Location

Ground Floor

Entrance

Hard wood double glazed door to porch.

Porch

6'6 x 2'9 (1.98m x 0.84m)

Stone floor, UPVC double glazed window and door to reception room.

Reception Room

22'2 x 18'3 (6.76m x 5.56m)

Four UPVC double glazed windows, open coal fire with stone chimney breast, exposed beams, three central heating radiators, two storage cupboards, door to kitchen and stairs to first floor.

Kitchen

11'4 x 11' (3.45m x 3.35m)

Three UPVC double glazed windows, panelled wall and base units, laminate work tops, space for a freestanding oven, stainless steel sink and drainer, plumbed for washing machine, space for fridge freezer, part tiled elevation, lino flooring, spotlights, loft access and UPVC double glazed door to rear.

First Floor

Landing

8'4 x 2'9 (2.54m x 0.84m)

Doors to two bedrooms and bathroom.

Bedroom One

15' x 12'4 (4.57m x 3.76m)

Two UPVC double glazed windows, central heating radiator and storage.

Bedroom Two

9'6 x 9'2 (2.90m x 2.79m)

Two UPVC double glazed windows, central heating radiator and storage.

Bathroom

8'7 x 5'10 (2.62m x 1.78m)

UPVC double glazed window, central heating radiator, WC, pedestal wash basin, panel bath, overhead, electric feed shower, part tiled elevation and lino flooring.

External

Front

Paved drive, stone chippings and bedding area.

Rear

Paving, bedding areas and shed.

