



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

## Church Lane, Mellor, BB2 7JE

### £145,000

FIRST FLOOR TWO BEDROOM APARTMENT IN THE SOUGHT AFTER LOCATION OF MELLOR

Welcome to Church Lane, Mellor, Blackburn, this charming first floor two-bedroom apartment offers a perfect blend of comfort and modern living. Upon entering, you are welcomed by a spacious reception room that provides an inviting atmosphere, ideal for both relaxation and entertaining guests. The apartment features a contemporary shower room, designed with modern fixtures that enhance the overall appeal of the home.

One of the standout features of this property is the beautifully maintained communal gardens, which offer a serene escape for residents to enjoy the outdoors. Additionally, the property benefits from resident-only parking, ensuring convenience and peace of mind for those with vehicles.

Situated in a highly sought-after location, this apartment is perfect for individuals or small families looking to enjoy a tranquil lifestyle while remaining close to local amenities. With its attractive features and prime location, this property presents an excellent opportunity for those seeking a new home in Mellor.



# Church Lane, Mellor, BB2 7JE

## £145,000



- Tenure Leasehold
  - Resident Only Parking
  - Communal Gardens
  - Ideal Property For Couples Or Single Occupancy
- Council Tax Band B
  - First Floor Apartment With Two Generously Sized Bedrooms
  - Sought After Area
- EPC Rating TBC
  - Fitted Kitchen And Three Piece Shower
  - Easy Access To major Commuter Routes

### Entrance

UPVC frosted door to vestibule.

### Vestibule

4'6 x 4'2 (1.37m x 1.27m)  
Meter cupboard, stairs to hall and smoke alarm.

### Hall

15'3 x 14'9 (4.65m x 4.50m)  
Central heating radiator, doors to reception room, two bedrooms, shower room, loft access and smoke alarm.

### Reception Room

14'2 x 12'2 (4.32m x 3.71m)  
UPVC double glazed box window, central heating radiator, coving, wall mounted electric fire, television point, storage and door to kitchen.

### Kitchen

10' x 7'7 (3.05m x 2.31m)  
UPVC double glazed window, wall and base units, granite effect work top, stainless steel one and a half sink and drainer with mixer tap, integrated oven, four ring electric hob, tiled splash back, extractor hood, plumbed for washing machine, space for fridge freezer, Ideal boiler, extractor fan and wood effect lino.

### Bedroom One

14'4 x 10'6 (4.37m x 3.20m)  
UPVC double glazed window, central heating radiator and storage.

### Bedroom Two

13'6 x 8'7 (4.11m x 2.62m)  
UPVC double glazed window, central heating radiator and storage.

### Shower Room

7'7 x 5'10 (2.31m x 1.78m)  
Central heating radiator, enclosed electric feed shower, dual flush WC, vanity top wash basin with mixer tap, part tiled elevation, extractor fan and wood effect lino.

### External

Communal gardens and resident only parking.



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