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Myerscough Road, Mellor Brook, BB2 7LB £395,000

A SPACIOUS AND EXTENDED FAMILY HOME

Nestled in the charming village of Mellor Brook, this superb semi-detached house on Myerscough Road offers an ideal family home for those seeking both space and convenience. Built in 1930, this property has been thoughtfully extended to provide a generous living area of 1,453 square feet, making it perfect for a growing family.

Upon entering, you will find two inviting reception rooms that create a warm and welcoming atmosphere. The heart of the home is undoubtedly the stunning open plan kitchen, dining, and family room. This modern space is designed for both entertaining and everyday living, featuring bi-folding doors that seamlessly connect the indoors with the low-maintenance rear garden, allowing for an abundance of natural light.

The property boasts three well-proportioned bedrooms, providing ample space for family members or guests. With two bathrooms, morning routines will be a breeze, ensuring that everyone has their own space when needed.

In addition to its spacious interiors, this home offers generous off-road parking, a valuable asset in today's busy world. The location is particularly advantageous, with excellent access to commuter routes along the A59, making it easy to reach nearby towns and cities.

Myerscough Road, Mellor Brook, BB2 7LB

£395,000



- Impressive Semi Detached Property
- Stunning Open Plan Kitchen/Living Area
- Ample Off Road Parking
- EPC Rating C

Ground Floor

Entrance Porch

5'10 x 4'6 (1.78m x 1.37m)

UPVC double glazed front door, UPVC double glazed windows, tiled flooring and door to hall.

Hall

8'4 x 7'8 (2.54m x 2.34m)

UPVC double glazed window, central heating radiator, smoke detector, tiled flooring, doors leading to reception room, further hall and stairs to first floor.

Reception Room

17'10 x 10'11 (5.44m x 3.33m)

UPVC double glazed bay window with fitted shutters, central heating radiator, picture rail, remote living flame gas fire, television point, wood effect laminate flooring and sliding door to dining room.

Dining Room

19'2 x 12'0 (5.84m x 3.66m)

Central heating radiator, spotlights, tiled flooring with underfloor heating, open to kitchen/family room and further hall.

Further Hall

11'1 x 8'3 (3.38m x 2.51m)

Central heating radiator, spotlights, tiled flooring with underfloor heating, door to under stairs storage, open to dining room and side hall.

Side Hall

7'11 x 4'5 (2.41m x 1.35m)

Velux window, smoke detector, spotlights, tiled flooring with underfloor heating, doors leading to utility, WC and composite double glazed frosted door to side elevation.

WC

7'9 x 5'2 (2.36m x 1.57m)

UPVC double glazed frosted window, Velux window, low basin WC, wall mounted wash basin with traditional taps, spotlights, extractor fan and tiled flooring with underfloor heating.

Utility

7'10 x 7'5 (2.39m x 2.26m)

Velux window, wall and base units with laminate work surfaces, stainless steel one and a half bowl sink and drainer with mixer tap, plumbing for washing machine, space for dryer, tiled flooring with underfloor heating and door to kitchen.

Kitchen

16'3 x 16'1 (4.95m x 4.90m)

Four Velux windows, base units with marble work surfaces, central island with breakfast bar, AGA range cooker, two ring electric hob, integrated extractor hood, integrated high rise oven/grill, inset composite sink with integrated draining ridges and high spout spring mixer tap, space for fridge freezer, plumbing for dishwasher, spotlights, smoke detector, tiled flooring with under floor heating, open to family room and bi-folding doors to rear.

- Three Bedrooms
- Abundance of Living Space
- Tenure Freehold

- Two Bathrooms
- Low Maintenance Rear Garden
- Council Tax Band D

