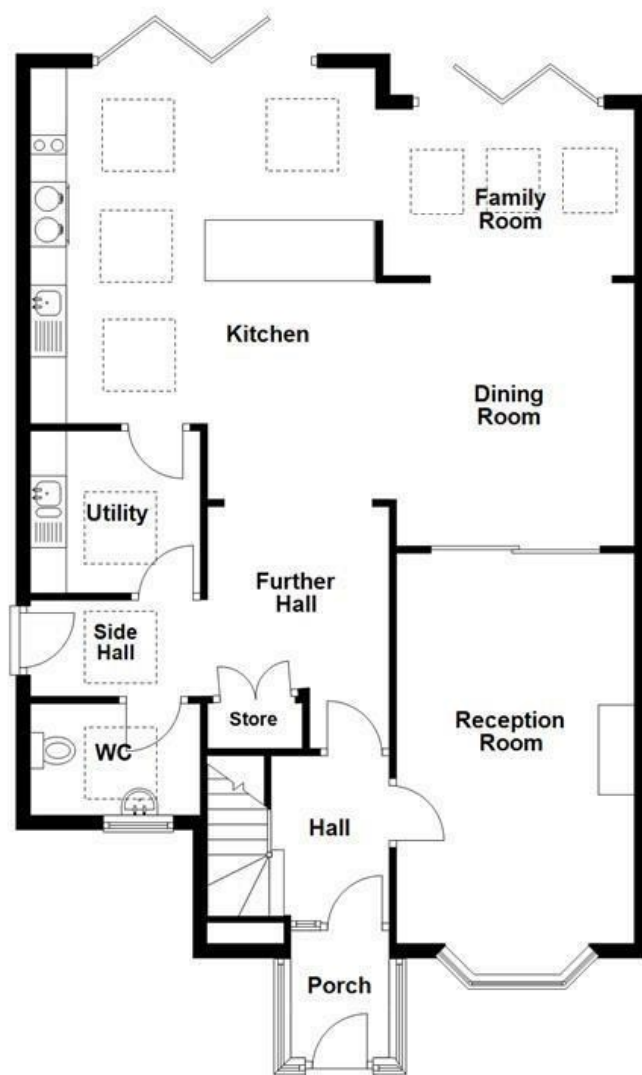
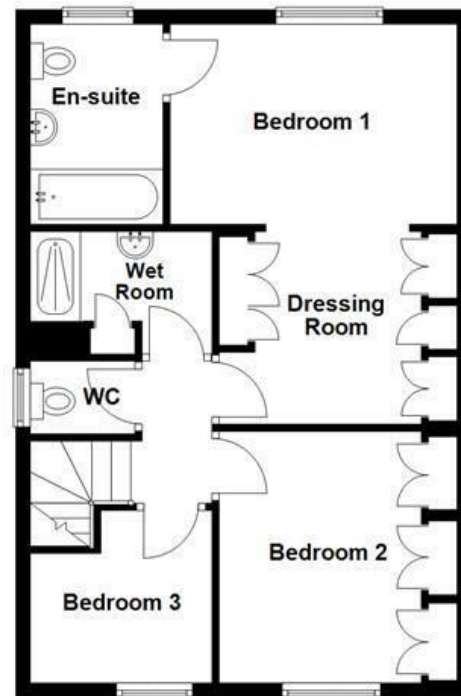


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(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	

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.

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

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2

2

C

Impressive Semi Detached Property

Stunning Open Plan Kitchen/Living Area

Ample Off Road Parking

EPC Rating C

Three Bedrooms

Abundance of Living Space

Tenure Freehold

Two Bathrooms

Low Maintenance Rear Garden

Council Tax Band D

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.

Family Room

11'6 x 7'7 (3.51m x 2.31m)

Three Velux windows, television point, electric log burning effect stove, tiled flooring with underfloor heating and bi-folding doors to rear.

First Floor

Landing

Smoke detector, doors leading to two bedrooms, bedroom one dressing room, wet room and WC.

Dressing Room

10'11 x 8'11 (3.33m x 2.72m)

Fitted wardrobes and open to bedroom one.

Bedroom One

13'2 x 9'0 (4.01m x 2.74m)

UPVC double glazed window, central heating radiator, spotlights and door to en suite.

En Suite

9'3 x 5'7 (2.82m x 1.70m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, panel bath with mixer tap, tiled elevations, spotlights and vinyl flooring.

Bedroom Two

11'6 x 10'11 (3.51m x 3.33m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Three

8'4 x 7'11 (2.54m x 2.41m)

UPVC double glazed window, picture rail and fitted book shelf.

Wet Room

8'2 x 5'7 (2.49m x 1.70m)

Central heated towel rail, wall mounted wash basin with traditional taps, walk-in direct feed rainfall shower, tiled elevations, wood cladding to ceiling, spotlights, extractor fan, vinyl flooring and fitted storage.

WC

5'2 x 2'8 (1.57m x 0.81m)

UPVC double glazed frosted window, low basin WC and wood effect flooring.

External

Rear

Enclosed garden with Indian stone paved patio, raised beds, timber shed, greenhouse and gravel chippings.

Front

Bedding areas and driveway.

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