



4 Carter Fold, Mellor

£300,000 Freehold

IMMACULATE THREE DOUBLE BEDROOM DETACHED BUNGALOW* *NO CHAIN DELAY Located in the highly desirable location of Mellor stands this stunning detached bungalow, making it an ideal move for those looking to downsize.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



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On entry you are greeted by the entrance hall which is a generous size and offers useful storage cupboards, ideal for coats and shoes. The lounge features a gas fire with marble hearth creating the focal point of the room, the large window at the front allows light to fill the space with the south facing front also providing views towards the coast. The kitchen diner sits at the back of the property and is fitted with a range of modern wall and base units which support ample worktop space while allowing space for a dining table. Adjacent to the kitchen and spanning the rear of the property is the conservatory, allowing versatility for additional living space which overlooks the rear garden. The three bedrooms are all generously proportioned and feature fitted furniture, allowing for the space to be fully maximised. Completing the accommodation is the three piece fully tiled family bathroom suite in white complete with a shower over the bath, sink and wc. The property is fully double glazed throughout and has gas central heating throughout.

Externally, the property benefits from a garden front with double width driveway with EV charging point. The rear garden has been designed with easy maintenance in mind with a spacious patio and mature shrubs offering privacy. Mellor is a highly desirable location due to the beautiful village location, complete with lovely local pubs, restaurant's and shops. The village is also easily accessible via the M6, M61, M65 and A59, making transport links highly favorable.



Hallway

Laminate flooring, upvc double glazed window x2, upvc double glazed front door, fitted wardrobes, ceiling spotlights

Living Room

Laminate flooring, panel radiator, fireplace with gas fire, upvc double glazed window, ceiling spotlights

Inner Hall

Laminate flooring, panel radiator, loft access, ceiling spotlights

Kitchen Diner

Laminate flooring, fitted base and wall units with contrasting worktops, integrated electric neff hob, integrated neff oven, extractor fan, integrated neff dishwasher, stainless steel sink and drainer, space for washing machine, space for fridge freezer, space for dining table, upvc double glazed window, upvc frosted door, panel radiator, ceiling spotlights

Conservatory

Laminate flooring, upvc double glazed windows, upvc double glazed french doors, panel radiator x2

Bedroom One

Carpet flooring, panel radiator, upvc double glazed window, fitted wardrobes and drawers

Bedroom Two

Laminate flooring, panel radiator, upvc double glazed window, fitted wardrobes and drawers

Bedroom Three

Carpet flooring, panel radiator, upvc double glazed window, fitted wardrobes

Bathroom

Tiled flooring, tiled walls, three piece suite in white comprising of wc, basin, bathtub with mains fed shower, upvc double glazed frosted window, ceiling spotlights





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