



ALEXANDER SAVILLE  
ESTATE AGENTS

## Rock Lane, Melling

£500,000

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- Charming Three Bedroom Cottage
- Large Feature Lounge
- Deceptively Spacious With Potential To Extend
- Cottage Courtyard
- Freehold
- \*\*\* No Chain \*\*\*
- Exposed Beams And Inglenook Fireplace
- Extensive, Peaceful Garden With Stunning Views
- Driveway And Large Garage With Potential To Convert Into Home Office etc.
- EPC Pending, Council Tax Band - C



**THIS CHARMING COTTAGE IS NESTLED AWAY IN A LOVELY PART OF MELLING. WITH EXPOSED BEAMS, AN INGLENOOK FIREPLACE AND EXTENSIVE GARDEN, THIS PROPERTY IS SURE TO IMPRESS. THREE BEDROOMS AND THREE RECEPTION ROOMS CREATE A FLEXIBLE FAMILY HOME WHICH IS UNIQUE AND A HOME TO BE CHERISHED. THE DRIVEWAY PROVIDING OFF ROAD PARKING AND ACCESS TO THE LARGE GARAGE WHICH HAS THE POTENTIAL TO BE CONVERTED, IS AN ADDED BENEFIT OF THIS DELIGHTFUL PROPERTY WHICH IS AVAILABLE WITH NO ONWARD CHAIN.**

**THE BEAUTIFUL GARDEN IS PEACEFUL, NOT OVERLOOKED AND HAS MANY AREAS TO ENJOY WITH A PRIVATE PATIO AND POTTING SHED TUCKED AWAY BEHIND THE GARAGE, A LARGE LAWN WITH AMAZING VIEWS OF THE STUNNING COUNTRYSIDE AND A COTTAGE COURTYARD. SITUATED IN A SEMI RURAL PART OF MELLING WITH GOOD TRANSPORT LINKS AND IN A GOOD CATCHMENT AREA FOR LOCAL**

**SCHOOLS, THIS SPACIOUS PROPERTY REALLY HAS TO BE VIEWED TO FULLY APPRECIATE ALL THAT IT OFFERS.**



