



6 Melling Brow, Melling
£295,000



6 Melling Brow

Melling, Carnforth

Situated in Melling, this attractive and well presented end terraced property enjoys lovely views across the surrounding fields towards the Lune Valley. Arranged over three levels, the home offers well proportioned accommodation with two double bedrooms, both benefiting from en suite facilities, alongside bright and inviting living space, a modern fitted kitchen, and the added benefit of a garage and driveway parking. The property is also conveniently located a short drive from Kirkby Lonsdale.

The ground floor provides a useful utility room, a generously sized cloakroom with additional storage and internal access to the garage. Stairs lead to the main living accommodation, where the spacious living room enjoys plenty of natural light through its large window, which incorporates a charming cushioned seating area. A gas fire creates a welcoming focal point, while the adjoining dining area offers an ideal space for both everyday dining and entertaining. The modern fitted kitchen is finished in a contemporary style and has a door leading outside to a small garden area that catches the sunshine.

Upstairs, there are two well proportioned double bedrooms, each benefiting from its own en suite facilities. One bedroom enjoys views towards the Lune Valley, while the other features dual-aspect windows that create a particularly bright and airy feel. The en suites provide added convenience, with the main bedroom featuring an updated modern shower room.

Outside, the property benefits from a private driveway and garage with internal access, together with additional communal parking. There are pebbled garden areas to both the front and rear. A field belonging to Melling Brow Management Company, lies to the front of the property.

- Attractive and well presented two bedroom end terraced property
- Modern fitted kitchen with access to the sunny garden area
- Bright and spacious living room with gas fire and large character window overlooking the surrounding countryside
- Open plan living and dining space, ideal for everyday living and entertaining
- Two double bedrooms, both benefiting from en suite facilities
- Two en suite bathrooms, one being a modern shower room
- Pebbled garden areas to the front and rear, with a separate communal field
- Driveway parking, garage with internal access and additional communal parking
- Useful utility room and generously sized ground floor cloakroom with storage
- Edge of Melling, close to a local primary school, enjoying views towards the Lune Valley and only a short drive from Kirkby Lonsdale

WHAT3WORDS:///postings.craftsmen.butterfly
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





ENTRY

12' 4" x 6' 5" (3.75m x 1.95m)

CLOAKROOM

6' 6" x 5' 7" (1.98m x 1.70m)

UTILITY ROOM

6' 10" x 5' 0" (2.09m x 1.52m)

GARAGE

20' 4" x 8' 7" (6.21m x 2.61m)

GROUND FLOOR

KITCHEN

9' 10" x 7' 10" (2.99m x 2.38m)

LIVING ROOM

15' 9" x 14' 5" (4.81m x 4.40m)

DINING AREA

10' 2" x 7' 5" (3.09m x 2.27m)

LANDING

6' 9" x 3' 1" (2.07m x 0.95m)

BEDROOM

12' 5" x 10' 5" (3.78m x 3.18m)

EN SUITE SHOWER ROOM

6' 9" x 5' 6" (2.06m x 1.68m)

BEDROOM

10' 0" x 9' 9" (3.05m x 2.98m)

EN SUITE BATHROOM

6' 6" x 5' 4" (1.97m x 1.67m)



SERVICES

Mains electric, mains gas, mains water, communal septic tank

EPC RATING C

COUNCIL TAX BAND currently **Band D**

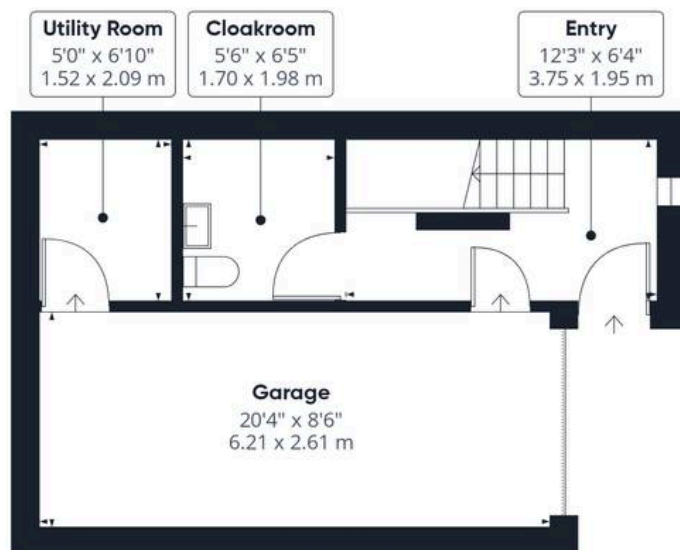
TENURE: FREEHOLD

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Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1015 ft²

94.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestateagents.co.uk • www.thwestateagents.co.uk

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