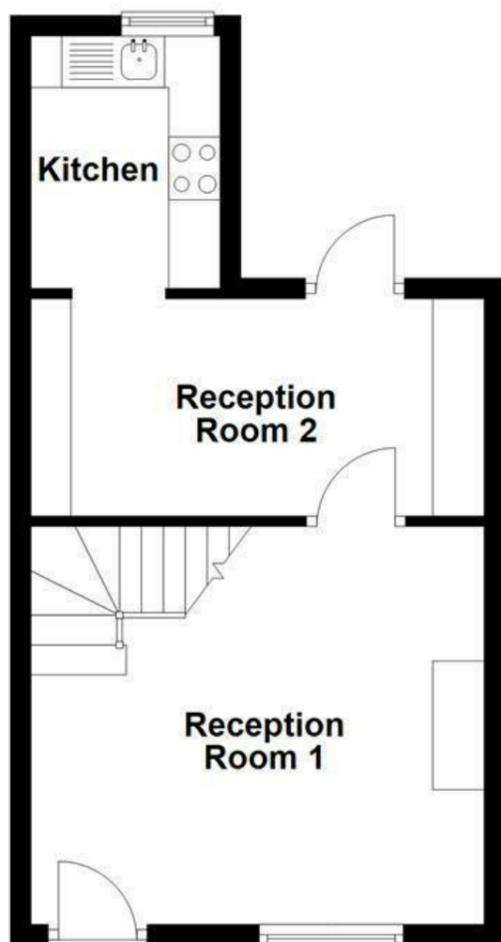
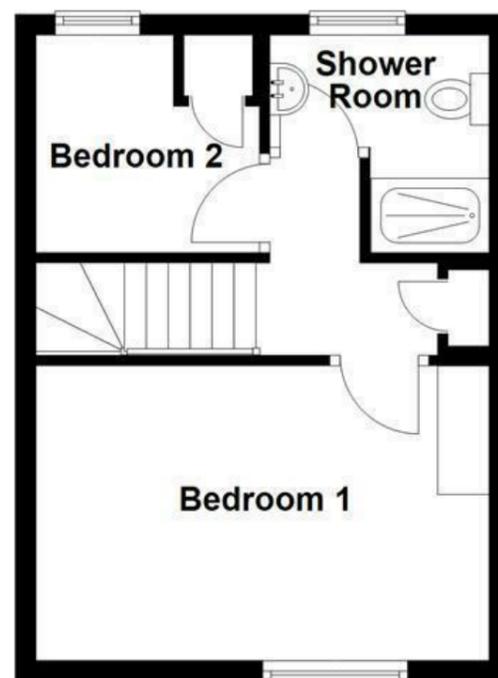


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(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.

Mellor Lane, Mellor, BB2 7EW

Offers Over £210,000

A GORGEOUS, IMMACULATELY PRESENTED. TWO BEDROOM COTTAGE

Nestled on the charming Mellor Lane in Mellor, this delightful cottage built in 1902 offers a perfect blend of character and modern living. Boasting two reception rooms, two bedrooms, and one bathroom, this property is beautifully presented and deceptively spacious.

The cottage features two good-sized bedrooms, a modern bathroom suite, and a contemporary fitted kitchen, making it an ideal choice for first-time buyers or couples looking to downsize. The low maintenance exteriors ensure you can spend more time enjoying the scenic views to the front and less time on upkeep.

Conveniently located with easy access to major commuter routes towards Blackburn, Preston, and beyond, this property offers not just a home but a lifestyle. Don't miss the opportunity to own this impressive cottage in a popular location that exudes charm and character.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Mellor Lane, Mellor, BB2 7EW

Offers Over £210,000

 2  1  2  D

- Charming Mid Terrace Property
- Contemporary Fitted Kitchen
- Enclosed Yard to Rear
- EPC Rating D
- Two Bedrooms
- Presented to Highest Standard Throughout
- Tenure Freehold
- Three Piece Shower Room
- Original Features
- Council Tax Band B

Ground Floor

Reception Room One

14'5 x 12'8 (4.39m x 3.86m)

UPVC double glazed window, central heating radiator, spotlights, exposed beams, television point, wood effect laminate flooring, cast iron log burner set within stone fireplace surround, stairs to first floor and door to reception room two.

Reception Room Two

12'5 x 6'11 (3.78m x 2.11m)

Central heating radiator, spotlights, wood effect laminate flooring, fitted storage, integrated fridge freezer and dryer, open to kitchen and UPVC double glazed door to rear.

Kitchen

8'5 x 6'0 (2.57m x 1.83m)

UPVC double glazed window, range of panelled wall and base units with quartz work surfaces, integrated oven with four ring induction hob and extractor hood, tiled splashback, inset composite sink with mixer tap and integrated draining ridges, integrated dishwasher, plumbing for washing machine, spotlights and wood effect laminate flooring.

First Floor

Landing

Spotlights, doors to two bedrooms, shower room and fitted storage.

Bedroom One

14'7 x 9'3 (4.45m x 2.82m)

UPVC double glazed window, central heating radiator, spotlights and over stairs storage.

Bedroom Two

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

UPVC double glazed window, central heating radiator, spotlights and enclosed Worcester boiler.

Shower Room

7'0 x 6'10 (2.13m x 2.08m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed rainfall shower with rinse head, partially tiled elevations, spotlights and tiled effect flooring.

External

Rear

Enclosed paved yard with composite decking and timber shed.



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