



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## St Marys Gardens, Mellor, BB2 7JW

### £285,000

SPACIOUS FOUR BEDROOM HOME IN MELLOR

Nestled in the charming St Marys Gardens in Mellor, Blackburn, this delightful house offers a perfect blend of comfort and practicality. Upon entering, you are greeted by a well-equipped kitchen that is ideal for culinary enthusiasts, seamlessly flowing into a spacious reception room that extends into a dining area, perfect for entertaining family and friends.

The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The master bedroom features the added luxury of an ensuite shower room, ensuring privacy and convenience. Additionally, there is a versatile fourth room that can easily be transformed into a home office, catering to the needs of modern living.

For those with vehicles, the property includes a garage with sufficient space for a car, along with off-road parking and an EV charger at the front, making it an excellent choice for eco-conscious buyers. The downstairs WC, conveniently located next to the utility room, adds to the practicality of the home.

Step outside to discover a rear enclosed yard that is low maintenance, allowing you to enjoy outdoor space without the burden of extensive upkeep. This property is not just a house; it is a home that offers comfort, convenience, and a welcoming atmosphere in a desirable location. Whether you are a growing family or a professional seeking a peaceful retreat, this residence is sure to meet your needs.

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# St Marys Gardens, Mellor, BB2 7JW

£285,000



- Spacious Quasi Semi Detached Property
- Modern Fitted Kitchen
- Off Road Parking and Integral Garage
- EPC Rating C
- Four Bedrooms
- Perfect Family Home
- Tenure Freehold
- Two Bathrooms
- Gardens to Front and Rear
- Council Tax Band C

## Ground Floor

### Entrance Porch

5'5 x 4'7 (1.65m x 1.40m )

UPVC double glazed front door, UPVC double glazed window, stone flag flooring and door to hall.

### Hall

8'4 x 8'0 (2.54m x 2.44m)

Central heating radiator, coving, part wood panelled elevations, wood effect tiled flooring, under stairs storage, doors leading to reception room, kitchen and stairs to first floor.

### Reception Room

27'0 x 10'10 (8.23m x 3.30m )

UPVC double glazed window, two central heating radiators, coving, electric fire with marble surround, part wood effect laminate flooring and UPVC double glazed French doors to rear.

### Kitchen

18'0 x 7'11 (5.49m x 2.41m)

UPVC double glazed window, upright central heating radiator, coving, range of wall and base units with laminate work surfaces and upstands, composite sink and drainer with mixer tap, range cooker, integrated extractor hood, integrated fridge, integrated dishwasher, space for American-style fridge freezer, breakfast bar, wood effect laminate flooring and door to garage.

### Garage

21'2 x 10'6 (6.45m x 3.20m)

Doors to WC, utility and electric roller garage door.

### WC

5'1 x 2'5 (1.55m x 0.74m )

Electric radiator, dual flush WC and wood effect laminate flooring.

### Utility

7'6 x 7'4 (2.29m x 2.24m )

UPVC double glazed window, electric radiator, range of wall and base units with laminate work surfaces, plumbing for washing machine, space for dryer, wood effect laminate flooring and UPVC door to rear.

## First Floor

### Landing

6'5 x 3'11 (1.96m x 1.19m)

Loft access, coving, doors leading to four bedrooms and bathroom.

### Bedroom One

11'0 x 10'4 (3.35m x 3.15m )

UPVC double glazed window, central heating radiator, wood effect laminate flooring, doors to walk-in wardrobe and en suite.

### Walk-in Wardrobe

5'0 x 4'10 (1.52m x 1.47m)

## En Suite

4'10 x 4'10 (1.47m x 1.47m)

UPVC double glazed window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosed, PVC panelled elevations, spotlights, extractor and tiled effect lino flooring.

## Bedroom Two

10'8 x 9'11 (3.25m x 3.02m)

UPVC double glazed window and central heating radiator.

## Bedroom Three

9'7 x 6'10 (2.92m x 2.08m)

UPVC double glazed window and central heating radiator.

## Bedroom Four

7'5 x 6'7 (2.26m x 2.01m )

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

## Bathroom

7'11 x 5'6 (2.41m x 1.68m )

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with waterfall mixer tap, L-shaped panel bath with waterfall mixer tap and overhead electric feed shower, PVC panelled elevations, extractor fan, spotlights and tiled effect lino flooring.

## External

### Rear

Enclosed garden with artificial lawn, decking, stone chippings and timber shed.

### Front

Laid to lawn garden, bedding, stone chippings, tarmac driveway, EV charging point and access to garage.



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