

6 Melling Brow, Melling

£295,000

Your Local Estate Agents ThomsonHaytonWinkley



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 offered chain free
- 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 seperate 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 547′ 11″ (1.97m x 167.00m)

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

EPC RATING C

COUNCIL TAX BAND currently Band D

TENURE: FREEHOLD

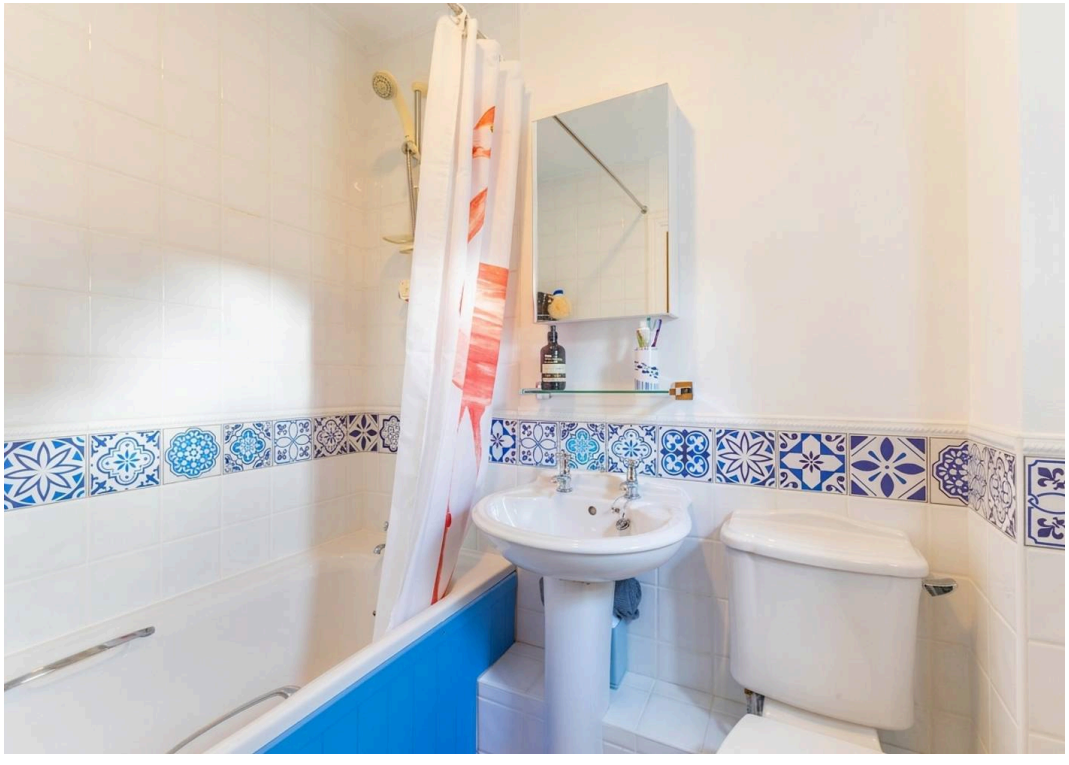
IDENTIFICATION CHECKS
Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

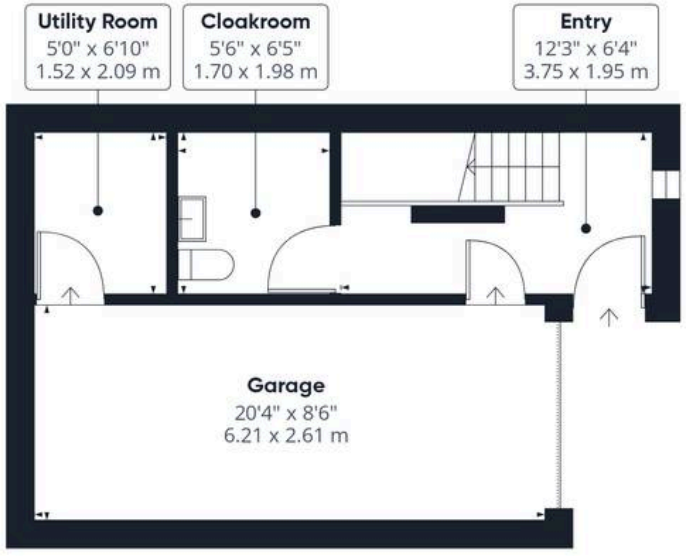








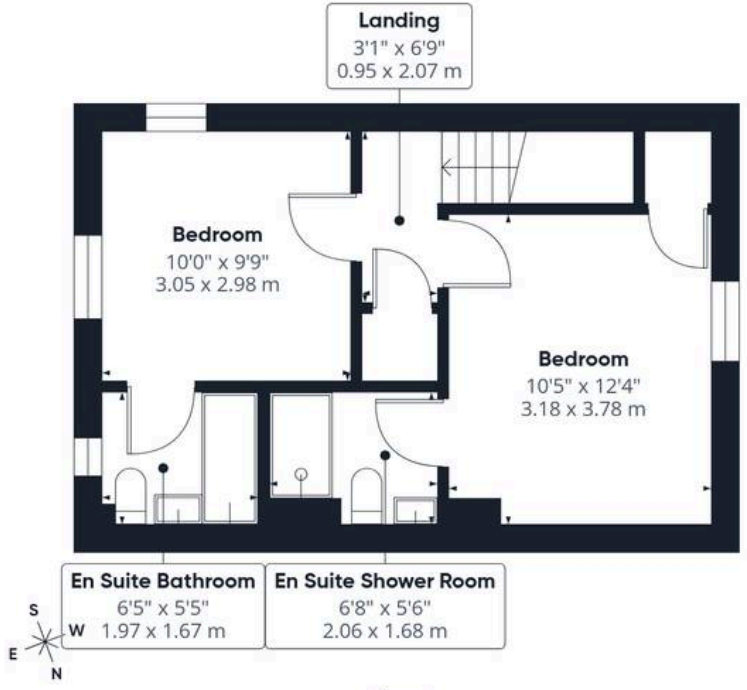




Ground Floor



Floor 1



Floor 2

Your Local Estate Agents ThomsonHaytonWinkley

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

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.