

TOLL HOUSE
8 WHALLEY ROAD
MELLOR BROOK
BB2 7PR

£154,950



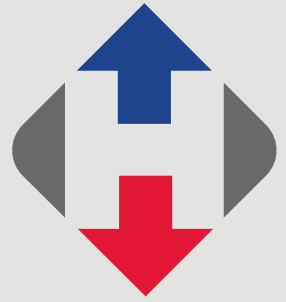
- Stonebuilt former Toll House
- Newly modernised throughout
- Spacious lounge
- Gas central heating, new carpets
- 3 bedrooms
- Large fitted dining kitchen
- Newly installed bathroom
- 88 m2 (942 sq ft) approx.

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An attractive stone property which used to be the Toll House for Whalley Road which dates back to the mid 1800s.

This light and airy house has recently been improved and updated and offers a spacious lounge, large dining kitchen with a newly installed kitchen, three bedrooms, new bathroom with shower over the bath and separate w.c. The house has large windows, gas central heating, a feature brick fireplace in the kitchen and an enclosed yard to the side.

Whalley Road used to be on the main road to Clitheroe and now has been replaced by the A59. This is now a cul-de-sac with minimal traffic and good street parking. Viewing is recommended.



LOCATION: Travelling along the A59 from Osbaldeston towards Preston and BAE turn left at the roundabout into Mellor Brook, follow the road round the left hand bend and at the roundabout take the first exit into Whalley Road and the house can be found on the right.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE HALL: Through hardwood front door with staircase off to the first floor landing.

LOUNGE: 3.7m x 5.2m (12'2" x 17'); with feature sash window to front elevation, television point and BT telephone point.

DINING KITCHEN: 4.6m x 3.6m (15' x 11'8"); with a newly installed range of cream base and wall units with complementary dark laminate work surface and tiled splashback, one and a half bowl stainless steel sink unit with chrome mixer tap, integrated electric stainless steel fan oven, 4-ring ceramic hob with stainless steel and curved glass extractor canopy over, tall larder cupboard, space for fridge freezer, plumbing for a washing machine, Main combination boiler concealed inside kitchen wall cupboard, feature brick fireplace with hearth, laminate flooring, space for dining table and chairs and half-glazed door to yard.

FIRST FLOOR:

LANDING: With loft access.





BEDROOM ONE: to the front 4.9m x 2.8m narrowing to 2.3m (15'11" x 9'3" narrowing to 7'7"); with windows to front and both side elevations, built-in wardrobes with storage cupboard over.

BEDROOM TWO: 3.6m x 2.9m (11'9" x 9'5"); with feature cast iron fireplace.

BEDROOM THREE: 2.8m x 2.4m (9'4" x 7'11") into alcove.

BATHROOM: With 2-piece newly installed white suite comprising pedestal wash handbasin with chrome tap, panelled bath with chrome taps and Triton electric shower over with glass shower screen, part-tiled walls and a chrome heated ladder style towel rail.

SEPARATE W.C.: With fitted low suite w.c with push button flush.



OUTSIDE: To the side of the property is an enclosed yard with brick boundary wall and coal shed.

HEATING: Gas fired central heating system complemented by a mixture of single and double glazed windows.

SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND C.

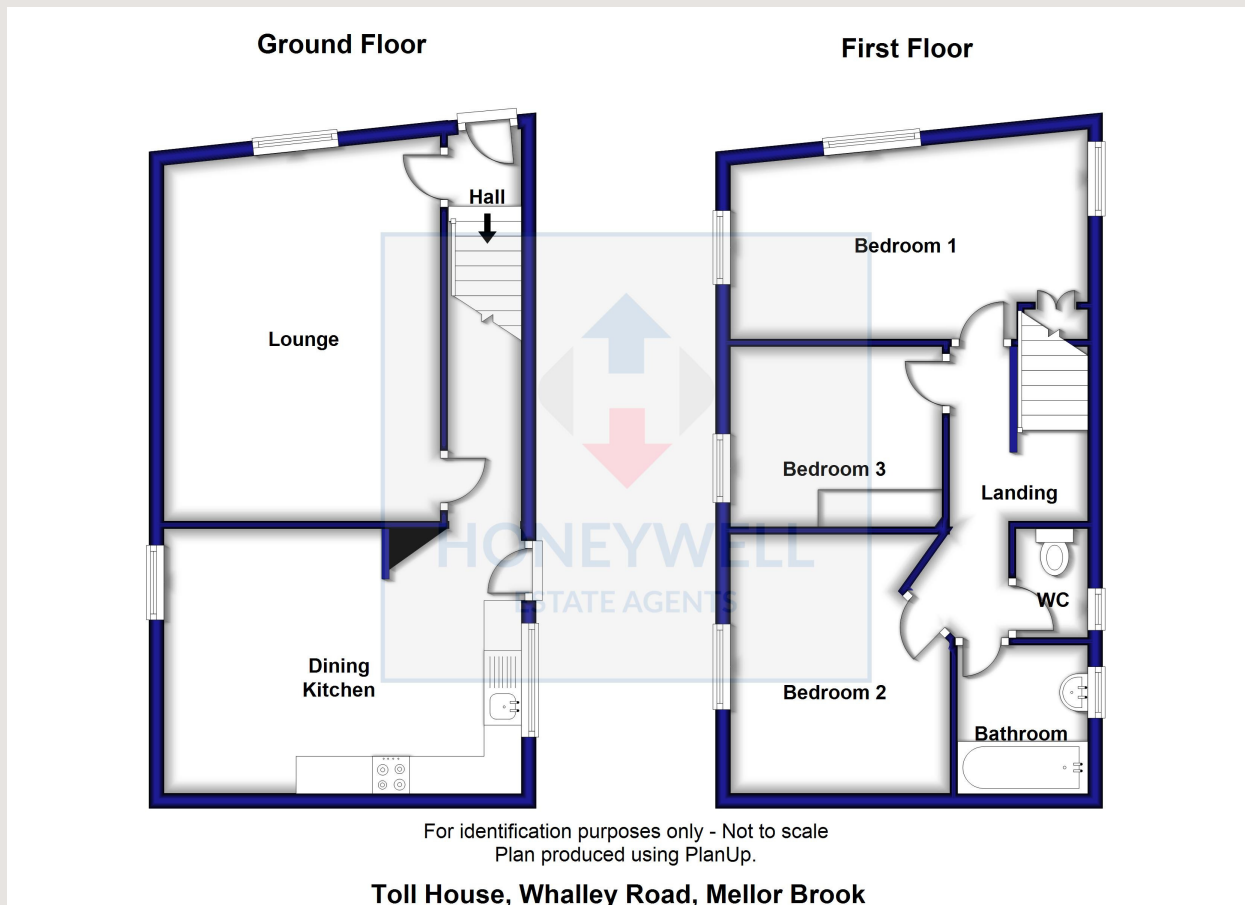
EPC: The energy efficiency rating for this property is E.

TENURE: The property is freehold.

VIEWING: By appointment with our office.

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*Toll House, 8 Whalley Road, Mellor, BB2 7PR
CD/ZR/01082018*

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