

2 VICTORIA TERRACE
MELLOR BROOK
BB2 7PL

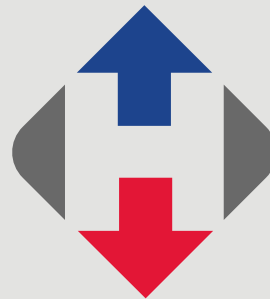
£195,000



- Spacious stonebuilt cottage
- Large kitchen extension
- 2 bedrooms, 3-piece bathroom
- Lounge & open plan dining kitchen
- Completely renovated throughout
- Private parking for one car
- Contemporary fitted kitchen
- 86 m2 (923 sq ft) approx.

honeywell.co.uk

A stonebuilt cottage which has been completely refurbished to create a bright and spacious house with a large kitchen extension to the rear providing a stunning open plan room. The cottage has been extensively renovated including re-wiring, re-plastering, new central heating, windows, bathroom and kitchen with bright fresh decoration, new carpets and tiled floor in the dining kitchen.



There is a vestibule to the front leading to a spacious lounge. To the rear is a large open plan living dining kitchen with smart contemporary kitchen with pitched ceiling and Velux roof lights. The first floor offers a very large master bedroom to the front, a single to the rear and newly installed 3-piece bathroom with shower over the bath. Externally there is a forecourt garden and private allocated parking space. Viewing is essential.

Mellor Brook is conveniently located within walking distance of village amenities including bakery and public house and offers great road links to Preston, Blackburn, the M6 motorway and is close to BAE Systems and Thwaites Brewery.

LOCATION: From the roundabout at the A59 proceed into Mellor Brook. Follow the road round the left hand bend and take the second exit at the roundabout into Mellor Brow. Follow the road down the dip and up the hill and turn right into Victoria Terrace.

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

ENTRANCE VESTIBULE: Through half-glazed PVC front door, tiled floor, oak veneered door to:

LOUNGE: 4.4m x 4.2m (14'4" x 13'11"); with television point and coved cornicing.

OPEN PLAN DINING ROOM & KITCHEN:
Dining room 4.0m x 4.2m (13'3" x 13'11"); with spindle staircase off to first floor, LED recessed spotlighting, tiled floor.

Kitchen 4.2m x 2.4m (13'9" x 7'11"); full width kitchen extension with pitched ceiling and Velux window, recessed LED spotlighting. Brand new kitchen with 2-tone white and grey wall and base

units with complementary laminate working surface and splashback, one bowl single drainer sink unit with mixer tap, Zanussi electric fan oven with 4-ring ceramic hob and extractor over, integrated fridge freezer, combination boiler concealed inside wall cupboard, plumbing for washing machine, tiled floor, Half-glazed PVC door leading to the rear.

FIRST FLOOR:

LANDING: With loft access.

BEDROOM ONE: 4.3m x 4.3m (14'2" x 14').

BEDROOM TWO: 2.2m x 4.0m max narrowing to 3.0m (7'1" x 13'1" max narrowing to 9'11").





BATHROOM: With 3-piece white suite comprising low suite w.c. with push button flush, pedestal wash handbasin with chrome mixer tap and panelled bath with chrome mixer tap and thermostatic shower over with glass shower screen, part-tiled walls, recessed spotlighting, extractor fan, heated ladder style towel rail.

OUTSIDE: Forecourt garden with gravelled area for easy maintenance and Indian stone pathways, pathway to the front door.

To the rear is an Indian stone paved pathway and security light.

Allocated private parking space.

HEATING: Gas fired hot water central heating system complemented by sealed unit double glazing in PVC frames.

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

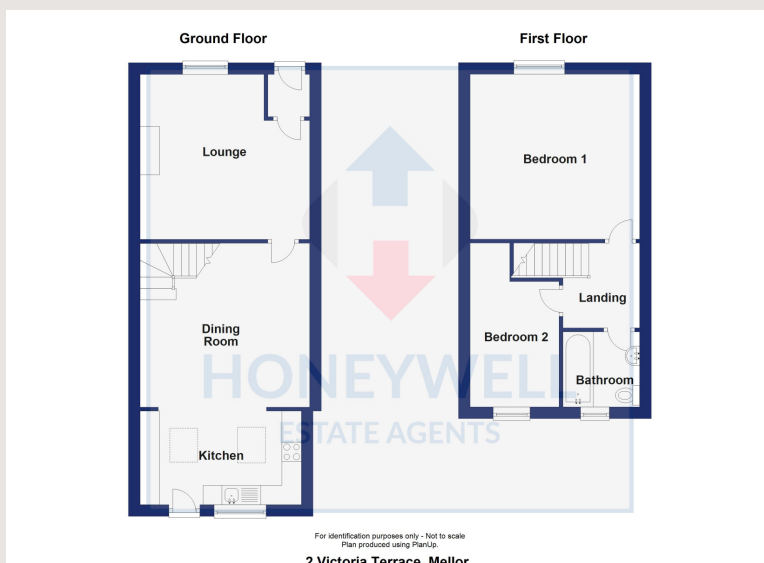
COUNCIL TAX BAND C

EPC: The energy performance rating is C.

VIEWING: By appointment with our office.

SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.





2 Victoria Terrace, Mellor Brook, BB2 7PL
CD/SMR/091220

Selling your house? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

1 Castlegate, Clitheroe. BB7 1AZ
T: 01200 426041 E: houses@honeywell.co.uk

The Fountains, Barrowford. BB9 8LQ
T: 01282 698200 E: barrowford@honeywell.co.uk

 HoneywellEstateAgents

 HoneywellAgents

honeywell.co.uk

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.