

4 LILAC TERRACE
MELLOR BROOK
BB2 7PQ

£179,950

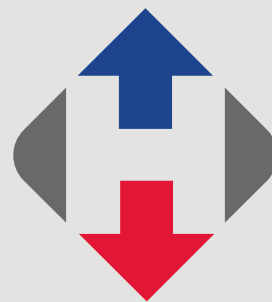


- An extended stonebuilt cottage
- 2 bedrooms, 3-piece shower room
- Full of character, vaulted ceilings
- Much sought after village location
- Modernised throughout
- Spacious & bright living accommodation
- Underfloor heating throughout & uPVC DG
- 67 m² (724 sq ft) approx.

honeywell.co.uk

Situated in the sought after Ribble Valley village of Mellor Brook, this charming stonebuilt terrace cottage has been fully and sympathetically modernised throughout.

The accommodation comprises an open porch, spacious living room with beamed ceiling and electric stove effect fire, an extended dining kitchen with modern fitted units, two first floor bedrooms both with vaulted ceilings and a modern fitted three-piece shower room.



LOCATION: Leave Clitheroe and drive on the A59 by-pass in the direction of Preston. At the large roundabout at Langho take the third exit and follow the A59 and follow the road all the way to the roundabout at Mellor Brook. Take the first exit here and the first exit at the next mini roundabout and Lilac Cottage can be found on the right hand side.

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

OPEN PORCH:

LOUNGE: 4.6m x 4.4m (15'1" x 14'4"); with underfloor heating, electric stove effect fire in feature surround, solid wooden door, wooden floors and open beam ceiling with spotlighting.

DINING KITCHEN: 4.6m max 2.9m min x 4.2m (15' max 9'8" min x 13'8"); with a range of modern fitted base and matching wall storage units with complementary working surfaces,

built-in electric oven, 4-ring induction hob with a stainless steel extractor over, one and a half bowl stainless steel sink unit, plumbed and drained for an automatic washing machine, tiled flooring with underfloor heating, staircase to the first floor landing with understairs storage cupboard and glazed external door to the rear of the property.

FIRST FLOOR:

LANDING: With vaulted ceiling with exposed beams, double glazed Velux window and combination central heating boiler.

BEDROOM ONE: 4.6m x 4.4m (15'2" x 14'4"); with vaulted ceiling and open beams, built-in storage space, television point.

BEDROOM TWO: 2.7m x 2.0m (8'10" x 6'6"); with vaulted ceiling and open beams.





SHOWER ROOM: With 3-piece white suite comprising corner shower enclosure with plumbed shower, low level w.c., wash handbasin, majority-tiled walls, open beams and extractor fan.

OUTSIDE: To the front of the property is a low maintenance garden area, whilst to the rear is a communal garden space.

HEATING: Gas fired hot water underfloor central heating system complemented by double glazed windows in majority uPVC frames.

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

COUNCIL TAX BAND B.

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

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.





*4 Lilac Terrace, Mellor Brook, BB2 7PQ
MJ/ZR/280121*

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.