

3 VICTORIA TERRACE
MELLOR BROOK
BB2 7PL

Offers over £175,000



- Newly renovated stone cottage
- 2 bedrooms, 3-piece bathroom
- Private parking space
- Contemporary kitchen with appliances
- Lounge, open plan dining kitchen
- Attractive location, great road links
- New carpets & decoration
- 64 m2 (690 sq ft) approx.

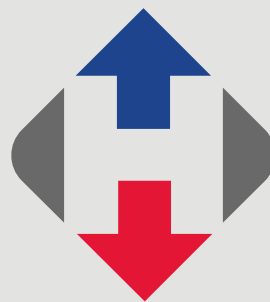
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A stonebuilt cottage which has been fully refurbished from top to bottom to provide beautiful accommodation which is ready to go. Externally there is a private parking space, forecourt garden with patio and an open rear yard.

The ground floor has a porch at the front, lounge with staircase and a stunning open plan dining kitchen with smart contemporary fitted kitchen with appliances and Velux window providing great natural light. Upstairs is a large master bedroom at the front and a single to the rear and a newly installed bathroom with shower over the bath.

The house has been re-plastered and re-wired with new central heating along with new carpets and a tiled floor in the dining kitchen. 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: Through PVC front door to:

PORCH: With tiled floor, window to side elevation and recessed LED spotlight, oak veneered door leading to:

LOUNGE: 4.1m x 3.9m (13'5" x 12'11"); with television point, spindle staircase off to the first floor. Door to:

OPEN PLAN DINING ROOM & KITCHEN:
Dining area 4.0m x 2.6m (13' x 8'7"); with recessed LED spotlighting and tiled floor. Open to **kitchen** 3.8m x 2.2m (12'6" x 7'2") with newly installed range of grey wall and base units with

complementary laminate work surface and splashback, one bowl stainless steel sink unit, integrated Zanussi electric fan oven with 4-ring Zanussi ceramic hob and extractor over, integrated fridge freezer, combination boiler concealed inside kitchen cabinet, plumbing for washing machine, breakfast bar, recessed LED spotlighting with Velux window.

FIRST FLOOR:

LANDING: With loft access and smoke alarm.

BEDROOM ONE: 3.4m x 3.2m extending to 4.2m (11'1" x 10'4" extending to 13'8" into alcove).

BEDROOM TWO: 3.3m x 2.1m (10'9" x 6'10").





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

OUTSIDE: Forecourt garden which is gravelled for easy maintenance with Indian stone paved pathway, steps and patio area.

To the rear there is a small Indian stone paved outside area with gravel border and security lighting.

Allocated private parking space.

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

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.

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For identification purposes only - Not to scale
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3 Victoria Terrace, Mellor Brook

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

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T: 01282 698200 E: barrowford@honeywell.co.uk

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