

59 WHITECROFT LANE  
MELLOR  
BB2 7HA

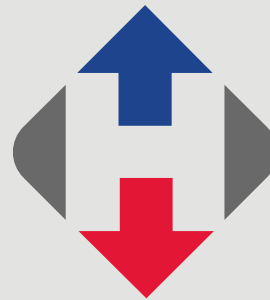
£275,000



- Attractive detached bungalow
- Open views to the front
- 2 bedrooms & shower room
- Lounge with feature fireplace
- Dining room, kitchen & conservatory
- Newly decorated & carpeted
- Garage & mature gardens
- 95m<sup>2</sup> (1,026 sq ft) approx. inc garage

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An attractive detached true bungalow sat on an attractive plot opposite open fields. The property has been newly painted and re-carpeted throughout and is ready to go for any buyer. There is a porch and spacious lounge to the front with open-plan dining room and kitchen at the rear with French doors leading to a PVC conservatory. There are two bedrooms and a modern 3-piece shower room.



Externally there is a driveway to the front leading to a single garage, front lawned garden and enclosed rear garden with lawn and well stocked borders. Benefits include gas central heating with a modern Vaillant boiler which was installed in 2021, PVC double glazing and fascia boards plus a newly installed gas fire. The property is available for sale without a chain and is freehold.

**LOCATION:** Travelling along the A59 from Clitheroe towards Preston, turn left just before Ribble Valley Bowker into Abbott Brow. Continue up the hill to the crossroads and continue straight on into Nickey Lane. Carry straight on down the hill and round the right hand bend into Whitecroft Lane and the property can be found on the right hand side.

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

**ENTRANCE:** Through PVC front door with stain glass panel into:

**ENTRANCE PORCH:** With coved cornicing and storage cupboard with coat hooks and electric meter.

**LOUNGE:** 3.4m x 5.3m (11'3" x 17'5"); with coved cornicing, large window with excellent views across the front garden and towards open fields, feature fireplace with a 'Living Flame' coal effect gas fire with stone hearth and surround, television point and BT telephone point.

**INNER HALLWAY:** Leading to:

**DINING ROOM:** 3.0m x 4.0m (9'9" x 13'0"); with loft access, wall light points, coved cornicing, glazed French doors opening to conservatory and open to:

**KITCHEN:** 2.6m x 3.0m (8'8" x 9'9"); with a fitted range of white gloss wall and base units with attractive work surfaces with tiled splashback, gas and electric cooker point with stainless steel splashback and Miele stainless steel extractor over, stainless steel sink unit with Grohe chrome mixer tap with draining board carved into worktop, plumbing for a washing machine, space for a dishwasher and fridge-freezer, coved cornicing, recessed spotlighting and attractive wood-effect laminate flooring.

**CONSERVATORY:** 4.1m x 2.1m (13'5" x 6'9"); white PVC lean-to construction with wall light points and sliding patio door opening to rear garden.







**BEDROOM ONE:** 3.2m x 3.9m (10'6" x 12'8"); with coved cornicing, recessed spotlighting and television point.

**BEDROOM TWO:** 2.6m x 2.4m (8'6" x 7'10"); with coved cornicing, recessed spotlighting and built-in wall-to-wall fitted wardrobes.

**SHOWER ROOM:** With 3-piece suite comprising low suite w.c. with push button flush, feature frosted glass wall-hung corner wash-hand basin with chrome mixer tap and corner bathroom cabinet with vanity mirror over, corner shower enclosure with fitted thermostatic shower, fully tiled walls, chrome heated ladder style towel rail, recessed spotlighting and extractor fan.

**GARAGE:** 2.8m x 5.4m (9'1" x 17'9"); detached single garage with up-and-over door, power, light and personal door leading to side access pathway.

**OUTSIDE:** To the front of the property is a tarmac driveway providing private parking. There is a well-stocked front garden with central lawn and planting borders with mature plants and shrubs, paved pathway to front door and access along the side of the house leading to enclosed rear garden mainly laid to lawn with planting and mature



borders which are well-stocked with plants and shrubs.

**HEATING:** Gas fired hot water central heating system complemented by sealed unit double glazing in PVC frames. The gutters and fascias are in white PVC.

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

**TENURE:** Freehold.

**COUNCIL TAX BAND D.**

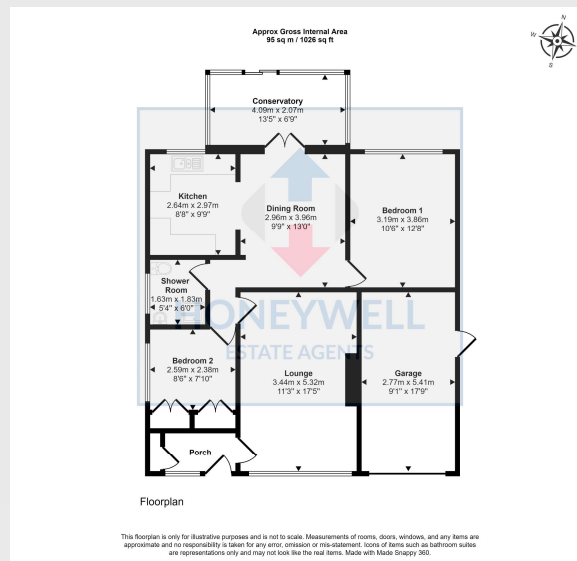
**EPC:** The energy efficiency rating of the property is D.

**VIEWING:** By appointment with our office.

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59 Whitecroft Lane, Mellor, BB2 7HA  
CD/CJ/270623

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