

4 MELLOR BROOK
MELLOR BROOK
BB2 7PH

£139,950



- Attractive stonebuilt cottage
- Lounge with feature fireplace
- Modern kitchen with oven & hob
- Master bedroom with wardrobes
- Study with mezzanine attic space
- Small enclosed yard
- Convenient for BAE Systems and the M6
- 43 m2 (460 sq ft) approx.

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An attractive stonebuilt cottage which is conveniently located in Mellor Brook within walking distance of the bakery and The Feildens Arms and offering great road links to Preston and the M6 motorway.

The cottage has a porch to the front which leads to the lounge which has a beautiful stone fireplace and oak flooring. To the rear is a modern kitchen with corner staircase. Upstairs there is a master bedroom to the front with built-in wardrobes, while to the rear there is a study or dressing room with a ladder leading to a useful mezzanine attic space. The bathroom is a modern 3-piece suite with shower and Velux window providing natural light.

Outside to the rear is a small, enclosed yard with stone boundary wall. Viewing is recommended.

LOCATION: Travelling on the A59 from the Clitheroe direction towards BAE turn left at the roundabout signposted Mellor Brook and follow the road round the left-hand bend. At the mini roundabout take the second exit passing the bakery on the left. Carry straight on down the hill and the cottage can be found on the left.

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

ENTRANCE PORCH: With UPVC front door, wall light point, coat hooks, meter cupboard, feature exposed stonework and hardwood door to lounge.

LOUNGE: 3.3m x 3.8m (10'10" x 12'4"); with feature exposed beams, wall light points, feature fireplace with stone surround and hearth housing cast iron gas stove (currently disconnected), television point, meter cupboard and oak flooring.

KITCHEN: 5.3m x 2.0m (17'4" x 6'7"); with a fitted range of wall and base units with complementary

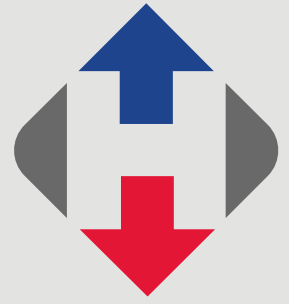
laminated wood effect work surface, stainless steel one bowl sink unit, newly installed electric fan oven with 4-ring gas hob and an extractor canopy over, plumbing for a washing machine, tiled floor, hardwood door to rear yard, corner staircase off to first floor and wall-mounted combination central heating boiler.

FIRST FLOOR:

LANDING: With storage cupboard with shelving.

BEDROOM ONE: 2.8m x 2.3m (9'1" x 7'5"); with feature pitched ceiling with exposed beam and wall-to-wall built-in wardrobes with hanging and shelving.

STUDY: 1.9m x 1.6m (6'3" x 5'3"); with over stairs storage cupboard, feature pitched ceiling with exposed beams with two Velux windows and steps leading to mezzanine storage or hobbies area.





BATHROOM: With a 3-piece suite in white comprising a low suite w.c. with push button flush, pedestal handwash basin with chrome mixer tap and a P-shaped shower-bath with chrome mixer tap and Aqualisa thermostatic shower over. Heated ladder style towel rail, part-tiled walls, feature full height pitched ceiling with exposed beams, Velux window and extractor fan.

OUTSIDE: There is a small enclosed rear yard with stone boundary wall.

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.

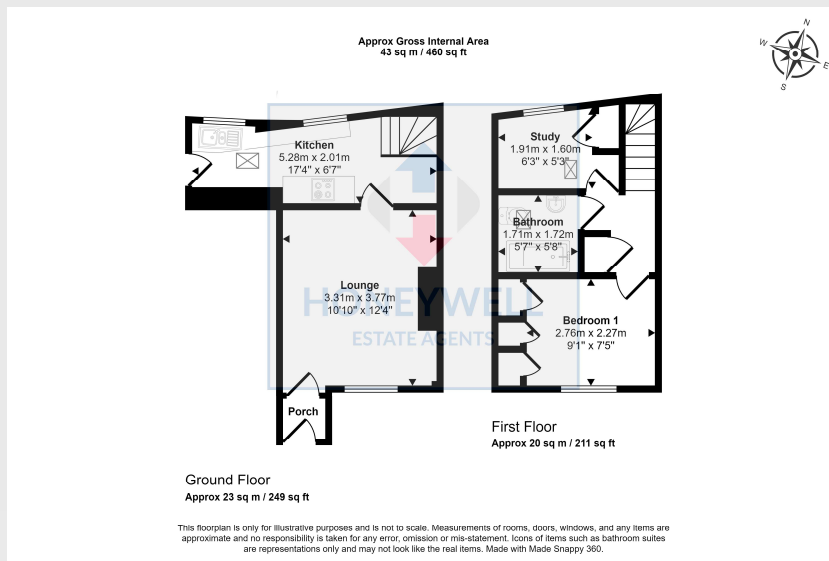
COUNCIL TAX BAND A.

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

VIEWING: By appointment with our office.

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