



Tenters Croft

79 Mellor Brow | Mellor | BB2 7PN

MSW HEWETSONS



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Guide Price of £335,000

79 Mellor Brow | Mellor
BB2 7PN |

An attractive four bedroom traditional end cottage situated in a popular and accessible residential area. With attached garage, patio area, lawned gardens and well-proportioned family accommodation.

Construction

The property is constructed of stone with pitch slate roof supported on timber.

Ground Floor

Reception/Hallway

Timber entrance door, sealed unit double glazed hard wood side window. Oak panelled flooring, exposed stonework, double panel central heating radiator.

Sitting Room

Open great fire in a decorative cast iron surround with complimentary

floral style tiling, slate hearth and dressed stone surround. Oak boarded flooring and ceramic tiled flooring. Sealed unit double glazed hardwood window to front elevation, sealed unit double glazed upvc window to rear elevation. Two single panel central heating radiators, ceiling lighting.

Dining Kitchen

Handmade tiled flooring, sealed unit double glazed hardwood window to front elevation, sealed unit double glazed upvc window to rear elevation. Range of fitted units with complimentary 'Corian' work

surfaces, sink with chromed mixer tap, built in 'Stoves' cooker with four ring gas hob. Double and single panel central heating radiators, ceiling lighting.

Rear Porch

Handmade tiled flooring, sealed unit double glazed upvc French doors.

Garage

Attached garage with steel up and over door, light power and water installed.

Particulars of sale

Boiler Room

Wall mounted gas oiler providing central heating and domestic hot water, handmade tiled flooring, fitted shelving.

First Floor

Staircase

Traditional staircase with timber and wrought iron balustrade.

Landing

Open landing area.

Bedroom One

Sealed unit double glazed hardwood window to front elevation, single panel central heating radiator.

Bedroom Two

Sealed unit double glazed hardwood window to front elevation, single panel central heating radiator.

Bedroom Three

Sealed unit double glazed upvc window to rear elevation, double panel central heating radiator, and

pedestal wash hand basin with tiled splashbacks.

Bedroom Four

Sealed unit double glazed upvc window to rear elevation, single panel central heating radiator.

House Bathroom

Composite oak bath on timber plinth with chromed mixer tap, wet room shower with screen, travertine floor and wall tiling, sealed unit double glazed hardwood window to front elevation, chromed radiator towel rail, ceiling lighting.

Cloak Room

Pedestal wash hand basin, low level w.c, bidet, sealed unit double glazed upvc window to rear elevation, chromed radiator towel rail.

External

Stone flagged forecourt with ceramic stone wall, cobbled parking area to front of garage.

Gardens

Immediately to the rear of the property is a stone flagged patio garden, to the side of the property is a further extensive lawned area with beach hedges and mature trees.

Services

Mains electricity, mains water, mains gas, mains sewerage.

Tenure

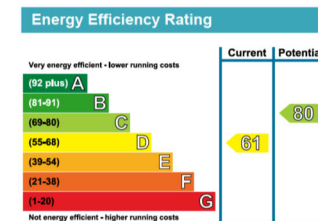
The property is freehold with the benefit of vacant possession upon completion.

Council Tax

Band F payable to Ribble Valley Borough Council.

Please Note: MSW Hewetsons, their clients and any joint agents give notice that; They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no

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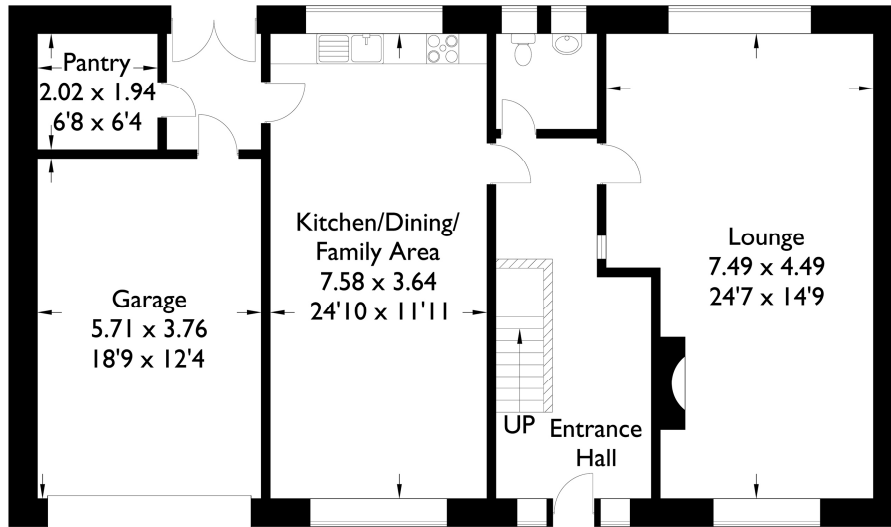
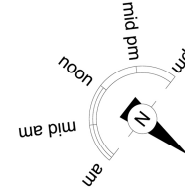
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Approximate Gross Internal Area : 164.70 sq m / 1772.81 sq ft

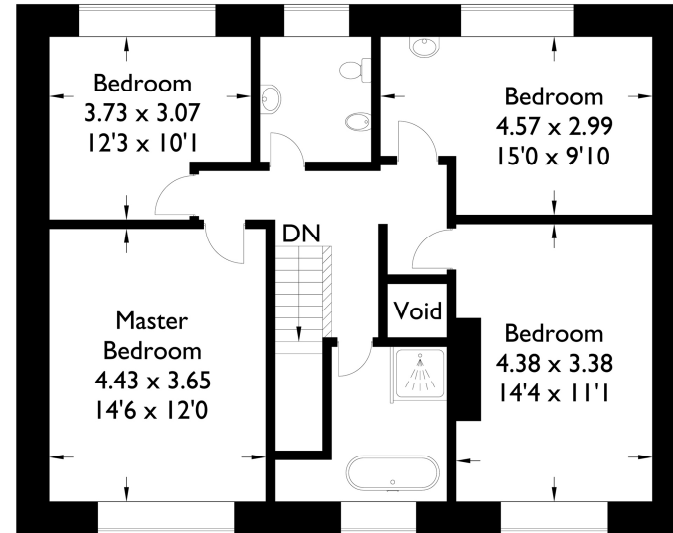
Garage : 21.46 sq m / 230.99 sq ft

Total : 186.16 sq m / 2003.81 sq ft

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor



First Floor

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