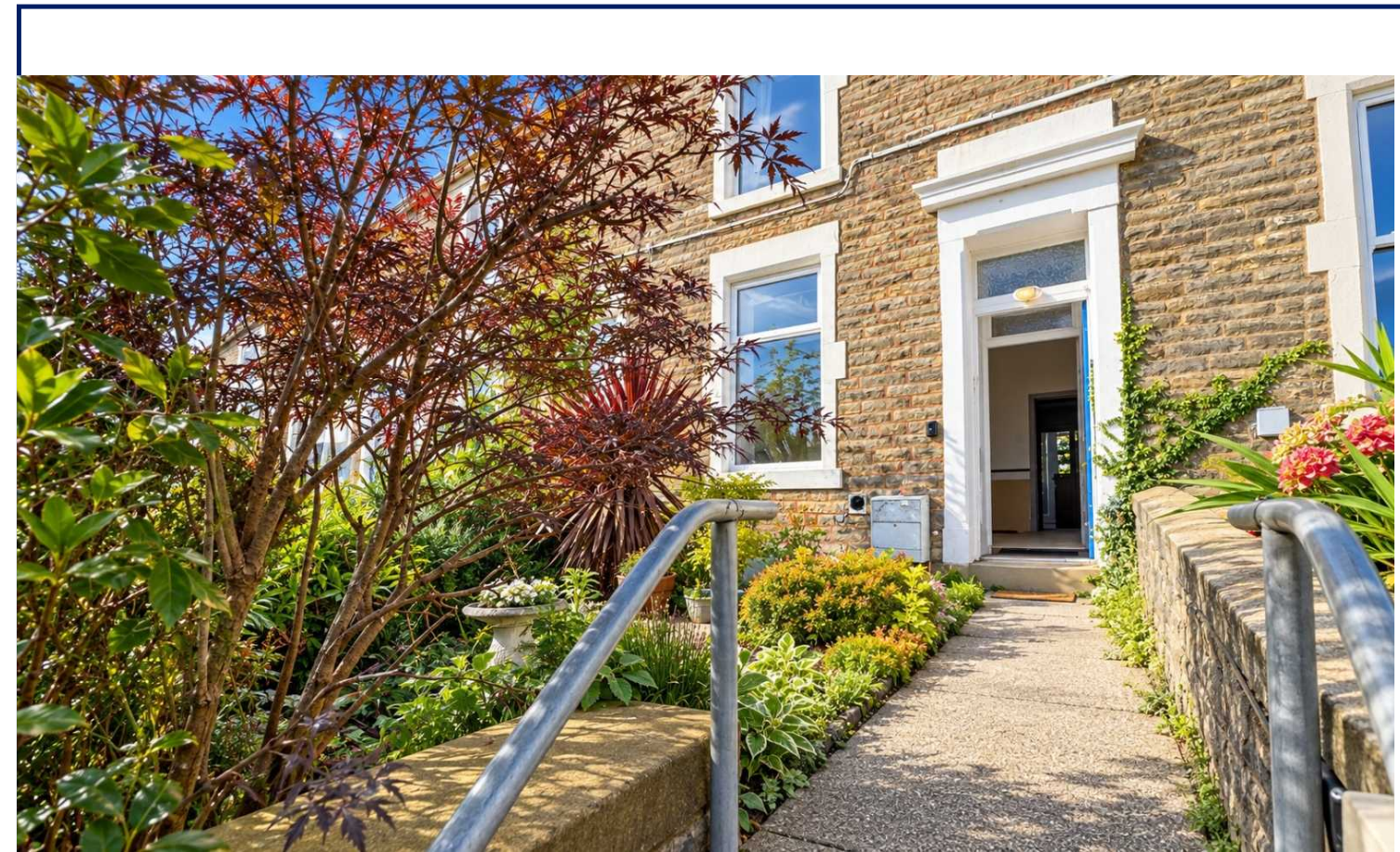
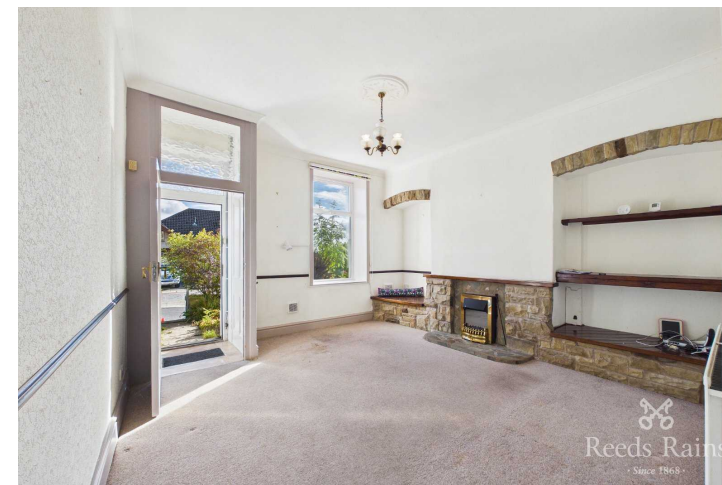
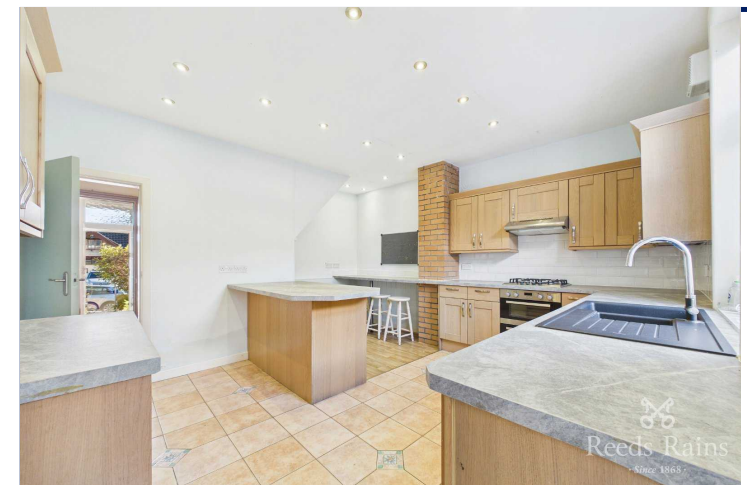
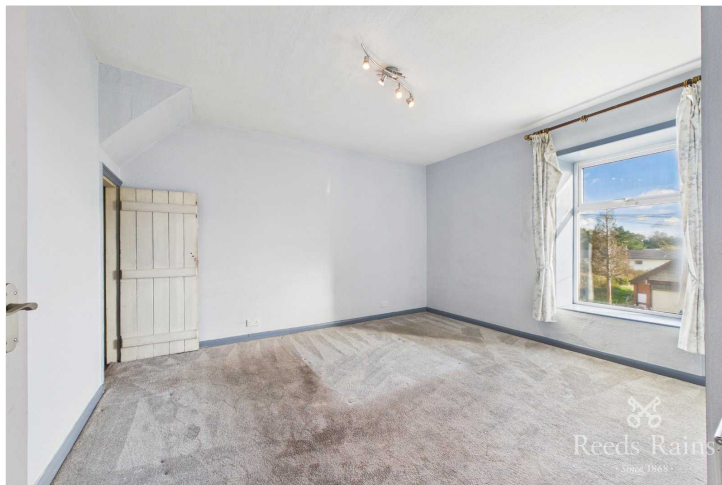




Mellor Brow, Mellor, Blackburn,
Lancashire, BB2

**Asking Price: £170,000 To be
advised**

 **Reeds Rains**

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Mellor Brow, Mellor, Blackburn, Lancashire, BB2
Asking Price: £170,000 To be advised

Council Tax Band: C
EPC Rating: TBC

Nestled within the highly desirable semi-rural village of Mellor, this charming three-bedroom terraced home offers an appealing combination of traditional character, generous living accommodation and the opportunity to create something truly special. Set against the backdrop of the beautiful Ribble Valley countryside, the property presents an exciting opportunity for buyers seeking village life with the convenience of nearby towns and everyday amenities.

From the moment you approach, the...

Entrance Hall

Accessed via the front entrance door, providing a welcoming introduction to the property with access through to the main living accommodation.

Lounge

14'2" x 14' (4.32m x 4.27m)
A generously proportioned reception room featuring an attractive stone fireplace with an inset electric fire, creating a charming focal point. Complemented by a large front-facing window allowing natural light to fill the room, decorative ceiling detailing and a characterful stone alcove with fitted shelving. Offering ample space for comfortable seating, this inviting room is ideal for relaxing or entertaining.

Kitchen/Dining Room

15'5" x 14'1" (4.7m x 4.3m)
A spacious and versatile kitchen/dining room offering an excellent setting for everyday family life and entertaining. Fitted with a comprehensive range of wood-effect wall and base units, complemented by generous worktop surfaces, a central island and additional breakfast bar seating. Features include an integrated oven, gas hob with extractor hood, sink with mixer tap and a distinctive exposed brick chimney breast. The room provides plenty of space for dining and benefits from recessed ceiling spotlights and

access to the rear porch.

Porch

5'8" x 4'5" (1.73m x 1.35m)
A useful addition to the ground floor accommodation, providing a practical transition between the kitchen and outside space. Featuring glazed panels, a pitched roof and access to the enclosed rear yard.

First Floor Landing

4'9" x 9'9" (1.45m x 2.97m)
Providing access to both first-floor bedrooms and the family bathroom, with a further staircase leading to the second-floor loft room.

Bedroom

14'3" x 13'11" (4.34m x 4.24m)
An impressively proportioned double bedroom offering a wonderful sense of space and versatility. Enjoying natural light through a front-facing window, the room features fitted wardrobes, a radiator and ample floor space for additional bedroom furniture. Its generous dimensions provide excellent potential to create a stylish and comfortable principal bedroom.

Bedroom

10'2" x 7'4" (3.1m x 2.24m)
A further bedroom offering flexible accommodation, ideally suited as a child's bedroom, guest room, nursery or dedicated home office. Featuring a window providing natural light and space for essential bedroom furnishings.

Bathroom

10'4" x 6'4" (3.15m x 1.93m)
A generously sized family bathroom fitted with a four-piece suite comprising a corner bath, separate glazed shower enclosure, wash hand basin and WC. Complemented by tiled walls, a heated towel rail and a frosted window providing natural light and privacy.

Second Floor

Loft Room/Bedroom

16'7" x 12'6" (5.05m x 3.8m)
Occupying the second floor, this substantial and characterful loft room provides an excellent addition to the accommodation. Currently arranged as a third bedroom, the room benefits from natural light, fitted storage cupboards and useful recessed areas beneath the sloping ceilings. Offering impressive versatility, the space could equally serve as a home office, creative studio or occasional guest accommodation, subject to individual requirements.

Externally

The property enjoys an attractive approach, with steps leading to a pathway bordered by established planting, mature shrubs and greenery, creating a welcoming first impression that complements the traditional stone and brick façade. To the rear is an enclosed paved yard, offering a practical, low-

maintenance outdoor space with excellent potential to create an inviting seating area for relaxing or entertaining. Enclosed by walls and fencing, the yard also benefits from gated rear access.

Location

Mellor is one of the Ribble Valley's most appealing village locations, celebrated for its picturesque surroundings, welcoming community atmosphere and access to beautiful open countryside. With countryside walks, traditional village amenities and popular local dining destinations within easy reach, it offers an enviable balance between rural tranquillity and everyday convenience.

The neighbouring towns of Blackburn, Clitheroe and Preston are all accessible, making this an attractive setting for those seeking a quieter pace of life without feeling disconnected.

Agents Note

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their

For full EPC please contact the branch.



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