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5 Mellor Close
Burnley
BB11 4QX



For Sale

- True Bungalow
- Driveway
- Garage
- Conservatory
- Low Maintenance Garden

Offers Over £160,000

- Semi-Detached
- Two Bedrooms
- Quiet Cul-de-Sac
- No Onward Chain
- Sought After Rosehill Area



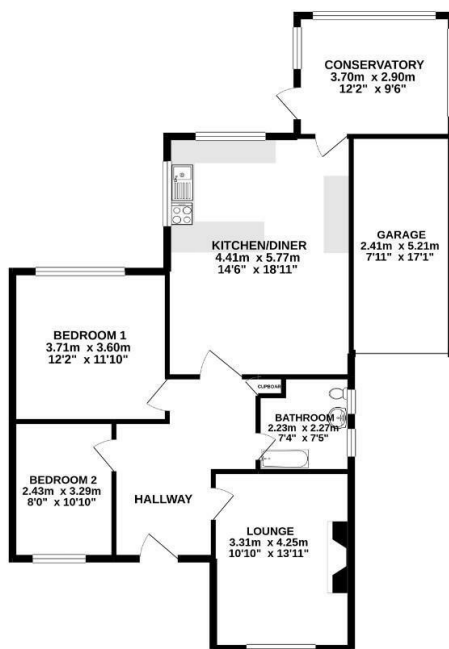
The property comprises a stylishly presented two bedroom semi-detached true bungalow which occupies a tranquil cul-de-sac setting.

As you enter the property you are greeted by a large entrance hallway with built in storage cupboard. To the front of the property there is a well proportioned lounge with a large picture window which infuses the room with an abundance of natural light, and a gas fire with feature surround which provides an attractive focal point. A large, well-equipped dining kitchen with UPVC double glazed windows and door leading to the conservatory. The kitchen comprises wall and floor mounted units, 1.5 bowl stainless steel sink and drainer, integrated oven and hob with extractor above, integrated fridge freezer, breakfast bar and ceramic tiled floor.

The main double bedroom is located to the rear of the property and enjoys a pleasant aspect over the rear garden. There is a further bedroom located to the front of the property and a three piece bathroom comprising low level wc, pedestal hand wash basin, bath with shower and two UPVC double glazed windows.

Externally there is a low maintenance garden at the front of the property with a paved driveway and garage. To the rear there is a further enclosed low maintenance garden comprising a patio and grassed area with secure timber fencing.

GROUND FLOOR
99.8 sq.m. (1074 sq.ft.) approx.



TOTAL FLOOR AREA: 99.8 sq.m. (1074 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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