



**Woodfold Park
Mellor
Blackburn
Lancashire
BB2 7QA**

Offers In Excess Of £375,000

bettermove

Woodfold Park Blackburn

Bettermove are proud to present this 3 bedroom Grade II Listed mews house in Mellor available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the garage.

The council tax band is G.

This is a leasehold property with 250 years on the lease from 2006; the ground rent is £330pa and the service charge is £3865.44 pa.

The interior of this beautifully presented property comprises a spacious living room, study, utility room, w/c and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms, en-suite shower room and the family shower room. The exterior boasts communal gardens, perfect for enjoying the summer months.

Located in the popular village of Mellor, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A677, M6 and local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

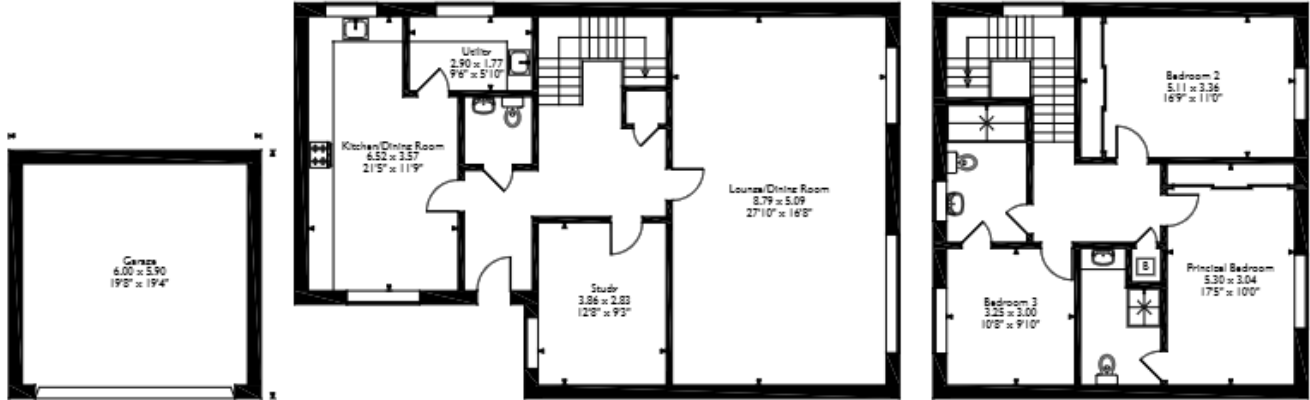


Woodfold Hall, Woodfold Park, Mellor, Blackburn, Lancashire

Approximate Gross Internal Area
Main House = 181 Sq M/1949 Sq Ft

Garage = 28 Sq M/301 Sq Ft

Total = 209 Sq M/2250 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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