



13 Brookfield, Mellor

£240,000 Freehold

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



A THREE BEDROOM SEMI DETACHED HOME IN THE HEART OF MELLOR.

Upon entering the property, you are greeted by a spacious living room, bathed in natural light, providing the perfect setting for relaxation or entertaining guests. The separate dining room creates an inviting atmosphere for family meals or hosting special occasions, seamlessly blending tradition and modern style. The well-appointed kitchen features ample cupboard space, an integrated hob and oven, and a practical layout designed for effortless meal preparation. Downstairs, a convenient WC enhances the functionality of daily living.

Upstairs, the master bedroom impresses with fully fitted wardrobes and drawers, offering extensive storage and a sleek, uncluttered finish. A second generously sized double bedroom and a third single bedroom provide ample accommodation for family, guests, or a home office. The fully tiled family bathroom is equipped with a bath-tub, perfect for unwinding after a long day, while an additional wet room with a shower enclosure adds further versatility and comfort. Every inch of this home has been maintained to the highest standards, with neutral décor throughout creating a fresh and welcoming environment ready for you to move straight in.

Benefiting from a fantastic rear garden landscaped for easy maintenance and featuring useful storage sheds, this property is ideal for those seeking a low-maintenance lifestyle with plenty of outdoor space. Driveway parking for up to four vehicles, with EV charger, ensures convenience for busy households or visiting guests. Located in the highly desirable community of Mellor, this home enjoys a wonderful neighbourhood atmosphere, excellent transport links, and a wealth of local amenities all within easy reach. With its blend of spacious interiors, thoughtful features, and prime location, this property presents a rare opportunity to secure a versatile and beautifully maintained home that is perfectly suited to modern family living.



Hallway

laminate flooring, upvc double glazed door, stairs to first floor, vertical radiator

Living Room

carpet flooring, upvc double glazed window x2, panel radiator,

Kitchen

tiled flooring, fitted base and wall units with contrasting worktops, tiled splashback, integrated gas hob, integrated oven, extractor fan, sink and drainer, space for under counter appliances, space for fridge freezer, upvc double glazed window, upvc double glazed frosted back door, boiler , panel radiator, ceiling spotlights, storage cupboard

WC

tiled flooring, two piece in white comprising of wc and basin, panel radiator, tiled walls, ceiling spotlights

Dining Room

carpet flooring, panel radiator, upvc double glazed window

Landing

carpet flooring, loft access, panel radiator

Bedroom One

carpet flooring, upvc double glazed window, panel radiator, fitted wardrobes and drawers

Bedroom Two

carpet flooring, panel radiator, upvc double glazed window

Bedroom Three

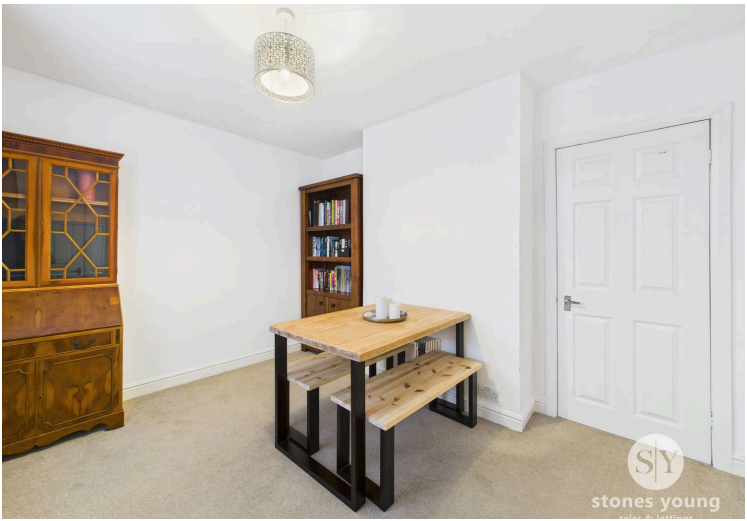
carpet flooring, panel radiator, upvc double glazed window, fitted storage

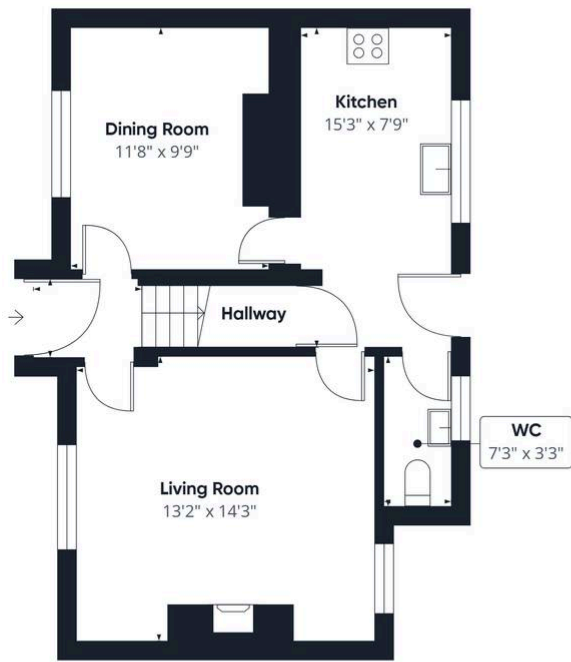
Bathroom

vinyl flooring, three piece in white comprising of bathtub, wc and basin, panel radiator, tiled walls, upvc double glazed window

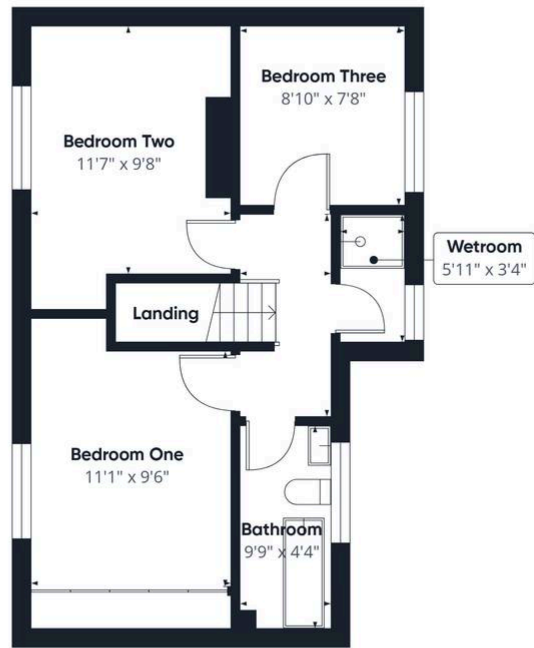
Wetroom

vinyl flooring, mains fed shower enclosure, tiled walls, towel radiator, upvc double glazed frosted window





Floor 0



Floor 1

Approximate total area⁽¹⁾
882 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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