

KEENANS

Sales & Lettings



Sutcliffe Terrace, Belthorn, BB1 2NR
Auction Guide £175,000

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Ground Floor

Kitchen

15'1 x 9'9 (4.60m x 2.97m)

UPVC double glazed front entrance door, UPVC double glazed window, central heating radiator, range of panelled wall and base units with laminate surfaces, freestanding cooker with electric hob, extractor hood, stainless steel one and a half bowl sink with drainer and mixer tap, space for fridge freezer, understairs storage, tiled flooring and doors to WC and reception room one.

WC

9'3 x 2'5 (2.82m x 0.74m)

Two UPVC double glazed windows, electric heater, low basin WC, wall mounted wash basin, plumbing for washing machine and space for dryer.

Reception Room One

14'10 x 14'1 (4.52m x 4.29m)

Central heating radiator, exposed beams, picture rail, open fire with stone hearth, wood effect flooring, stairs to the first floor, doors to storage room and inner hall and open to reception room two.

Reception Room Two

18'3 x 12'10 (5.56m x 3.91m)

Central heating radiator, exposed beams, picture rail, two feature wall lights, cast iron log burning stove with brick surround, wood effect flooring, door to the rear hall and UPVC double glazed French doors to the conservatory.

Conservatory

11'5 x 10'7 (3.48m x 3.23m)

UPVC double glazed windows, pitched double glazed roof, central heating radiator, laminate flooring and UPVC double glazed French doors to the rear.

Rear Hall

4'11 x 3'2 (1.50m x 0.97m)

Part wood panelled elevations, encaustic tiled flooring and UPVC door to the rear.

First Floor

Landing

Laminate flooring, fitted storage and doors to three bedrooms and bathroom.

Bathroom

9'9 x 7'11 (2.97m x 2.41m)

UPVC double glazed frosted window, central heating towel rail, low basin WC, pedestal wash basin, corner panelled bath, corner direct feed shower unit, part tiled elevations, exposed beams and tiled flooring.

Bedroom One

14'3 x 12'1 (4.34m x 3.68m)

UPVC double glazed window, central heating radiator, fitted wardrobes and wood effect flooring.

Bedroom Two

11'2 x 10'1 (3.40m x 3.07m)

UPVC double glazed window, central heating radiator, exposed beams, fitted wardrobes and wood effect flooring.

Bedroom Three

9'8 x 6'8 (2.95m x 2.03m)

UPVC double glazed window, central heating radiator, fitted wardrobes and wood effect flooring.

External

Front

Yard with a shed.

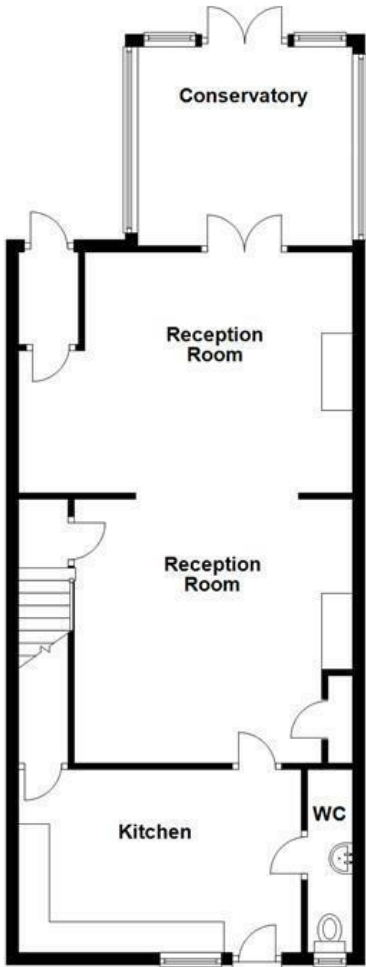
Rear

Artificial lawn garden with open views.

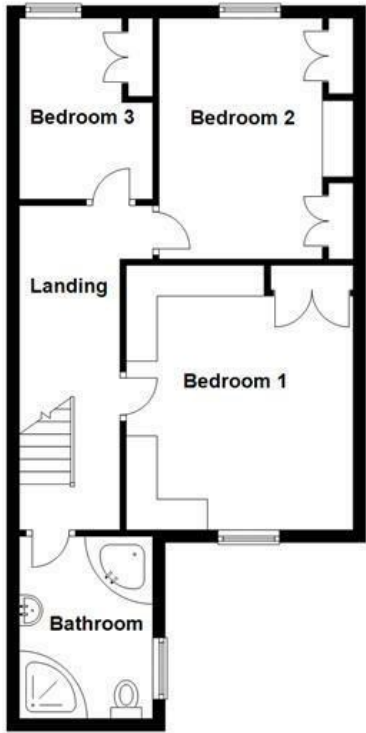




Ground Floor
Approx. 73.2 sq. metres (788.1 sq. feet)



First Floor
Approx. 51.3 sq. metres (552.5 sq. feet)



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

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

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