



Belthorn Road, Blackburn, BB1 2NN

£2,750 PCM

AN EXQUISITE FOUR BEDROOM DETACHED FAMILY HOME IN A PICTURESQUE SETTING

Updated to the highest standard throughout with immaculate presentation, an abundance of indoor and outdoor space, stylish decor and enviable panoramic views overlooking Jubilee tower, this exceptional four bedroom detached property is being proudly welcomed to the market in the highly regarded location of Belthorn. Situated conveniently close to bus routes, amenities and network links to Blackburn, Bolton and major motorway links. The property has been a credit to the current owners who have presented and maintained this property to a stunning finish to create an impressive and luxurious family home.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, study, WC and staircase to the first floor. The reception room then guides you through to a kitchen diner which leads to a utility room and conservatory. To the first floor you will find doors to three double bedrooms and a family shower room as well as a staircase to the second floor. The main bedroom boasts its own walk in wardrobe and en suite with feature window and freestanding bathtub. The second floor houses the fourth double bedroom which benefits from an en suite shower room and dressing room. Externally there are stunning laid to lawn gardens with paving and decked areas to the rear with access to the garage. To the front there is off road parking with access to the garage.

For further information or to arrange a viewing please contact our Lettings team at your earliest convenience. For the latest upcoming properties make sure you follow our socials on instagram @keenans.ea and facebook @keenansstateagents



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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- Stunning Detached Property
- White Three Piece Shower Room
- Private Driveway with Electric Gates
- Five Bedrooms
- Conservatory
- Panoramic Views

INTRODUCTION

STUNNING 5 BEDROOMED FAMILY HOME

Keenans are delighted to offer to the market a spectacular family home set within open countryside enjoying panoramic uninterrupted views and situated in the desirable location of Belthorn. This is a highly individual property offering a contemporary, unique and deceptively spacious detached home enjoying an abundance of living and entertainment space. This property would make an ideal family home and offers neutral and sophisticated decor and benefits from superb access to local amenities yet is situated in the tranquil village of Belthorn offering a sense of rural seclusion whilst being ideally located for popular commuter routes such as Manchester, Bolton and Preston.

Internally the property briefly comprises to the ground floor: entrance hallway, cloakroom, lounge, dining kitchen, utility room, conservatory and study. To the first floor: three double bedrooms including en suite to the master and a contemporary family wet room. To the second floor are two further bedrooms and a further shower room.

Externally to the front of the property are remote control electric gates leading to the driveway with security lights and garage. To the rear is a superb sized garden with raised decking, further patio area, laid to lawn area, feature rockery and offering stunning views.

Internal viewing is the only way this property can be appreciated.

GROUND FLOOR

ENTRANCE PORCH

UPVC front entrance door, coving to ceiling, three UPVC double glazed windows, alarm control panel and door to hall.

ENTRANCE HALL

Coving to ceiling, spot lighting, UPVC double glazed window, smoke alarm, under stairs storage, central heating radiator, laminate flooring, stairs leading to first floor, central heating control panel and doors to cloakroom and office and feature bespoke doors to the lounge.

CLOAKROOM

Contemporary low suite WC, feature stained glass wash basin with mixer tap, partially tiled elevations, towel radiator, coving to ceiling and extractor fan.

STUDY

9'9" x 9'7" (2.97 x 2.92)

L-shaped room with UPVC double glazed window, coving to ceiling, central heating radiator, telephone and Internet points.

LOUNGE

20'11" x 15'11" (6.38 x 4.85)

Two UPVC double glazed picture windows, coving to ceiling, spot lights, three wall light points, television point, wired for surround sound system, two central heating radiators, centrepiece open marble fireplace with remote control living flame gas fire, patio doors to rear, Internet point, laminate flooring and feature bespoke doors to the kitchen.

KITCHEN

16'1" x 14'11" (4.9 x 4.55)

Fitted with light wood wall, base and drawer units with complementary granite work surfaces over, centre island with granite work surface, under unit lighting, Urban one and a half bowl sink, drainer and mixer tap, built-in fridge / freezer, integrated five burner Neff gas hob with

extractor over, built-in double Neff oven, contemporary central heating, radiator, coving to ceiling, spot lighting, ceramic tiled flooring with under floor heating, double doors to the conservatory and door to utility.

UTILITY ROOM

9'7" x 5'7" (2.92 x 1.7)

UPVC double glazed window, light wood wall and base units with complementary work surfaces over, plumbing for washing machine and dishwasher, extractor fan and coving to ceiling.

CONSERVATORY

17'0" x 14'1" (5.18 x 4.29)

UPVC double glazed surround, two central heating radiators, laminate flooring, fitted storage unit, UPVC double glazed French doors to the rear and one wall light point.

FIRST FLOOR

LANDING

Two UPVC double glazed windows, two central heating radiators, coving to ceiling, spot lights, stairs leading to the second floor and doors to three bedrooms and shower room.

BEDROOM ONE

15'7" x 14'0" (4.75 x 4.27)

Coving to ceiling, spot lights, two central heating radiators, UPVC double glazed doors to Juliet balcony, walk-in wardrobe, wired for sound system and door to en suite.

WALK IN WARDROBE

7'5" x 6'4" (2.26 x 1.93)

Hanging space to three sides and central light point.

ENSUITE

15'11" x 9'2" (4.85 x 2.79)

UPVC triple glazed picture window, white four piece suite comprising low suite WC, his and hers counter top wash basins with vanity unit, free standing double ended bath, walk-in shower with direct feed shower and rainfall shower head, two towel radiators, tiled elevations, extractor fan, wired for sound system, spot lighting and under floor heating.

BEDROOM TWO

12'7" x 9'7" (3.84 x 2.92)

UPVC double glazed window, coving to ceiling and central heating radiator.

BEDROOM THREE

12'2" x 9'7" (3.71 x 2.92)

UPVC double glazed window, coving to ceiling and central heating radiator.

SHOWER ROOM

8'2" x 6'4" (2.49 x 1.93)

Contemporary white three piece suite comprising low suite WC, counter top wash basin with black high gloss vanity unit, walk-in shower with direct feed shower and rainfall shower head, feature fitted LED mirror, tiled elevations, towel radiator, spot lighting, extractor fan tiled flooring with under floor heating and UPVC double glazed frosted window.

SECOND FLOOR

LANDING.

Smoke alarm and door to bedroom four.

BEDROOM FOUR

19'10" x 16'0" (6.05 x 4.88)

Two Velux windows, UPVC double glazed porthole window, two central heating radiators, storage to eaves, fitted wardrobes, spot lighting, door to bedroom five and shower room.

BEDROOM FIVE

12'3" x 7'6" (3.73 x 2.29)

Velux window and central heating radiator.

SHOWER ROOM

7'5" x 7'0" (2.26 x 2.13)

White three piece suite comprising low suite WC, contemporary wash basin and mixer tap with mirror unit, quadrant shower cubicle with direct feed shower, white tiled splash backs, towel radiator, granite tiled flooring, extractor fan and Velux window.

EXTERNAL

FRONT

Remote control electric gates open to the driveway and garage with security lighting.

REAR

Garden with raised decking, further patio area, laid to lawn garden, feature rockery, outside water tap and views over local countryside.

LOCATION

Belthorn is a small village in Lancashire, with stunning views over the moors to the Ribble estuary and Fylde Coast to the west, and Pendle Hill to the east. It is situated on the edge of the West Pennine moors in Pennine Lancashire between Blackburn and Haslingden.

AGENTS NOTES

Council Tax Band F.



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