



Prospect Terrace, Belthorn, Darwen, Blackburn, BB1 2NS

Offers Over £175,000

STUNNING COUNTRYSIDE VIEWS! BRAND NEW WINDOWS AND DOORS THROUGHOUT! BRAND NEW COMBI BOILER! An extremely well presented 3 bedroom mid terraced cottage, located at Prospect Terrace in the Belthorn area of Darwen in Blackburn. Briefly comprises of the following, a spacious lounge with a feature wood burner fire set back within an inglenook fireplace, a modern fully fitted kitchen with a feature gas range cooker and chrome extractor hood, plus a small enclosed yard to the rear. To the upper floor you will find 3 bedrooms, a double sized Master bedroom and 2 single bedrooms, plus a family bathroom with a three piece suite in white, including a basin, toilet and a bath tub with a mixer shower over the bath. Comes with brand new double glazed windows and doors. Warmed by gas central heating via a brand new combi boiler. FREEHOLD PROPERTY! Space for one car to park to the rear.



ACCOMMODATION

Lounge 15' 5" x 14' 0" (4.71m x 4.26m)

A spacious lounge with a feature wood burner fire set within an inglenook fireplace. Decorated in neutral colours with a dark oak wooden floor. Fitted with a double glazed window and composite entrance door to the front aspect. Warmed by a gas central heated radiator.

Kitchen 9' 10" x 14' 0" (3.0m x 4.26m)

A modern fully fitted kitchen with a feature range cooker and chrome extractor hood. Space for a tall fridge freezer and plumbed in for a washing machine. Decorated in neutral colours with a vinyl tiled effect floor. A double glazed window and composite entrance door are fitted to the rear aspect. Warmed by a gas central heated radiator.

Rear Yard

A small enclosed yard to the rear of the property. Parking for one car outside the rear gate.

Master bedroom 12' 1" x 14' 1" (3.69m x 4.3m)

A double sized Master bedroom to the front of the property. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 9' 3" x 5' 7" (2.83m x 1.7m)

A single sized bedroom to the rear. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 3 8' 7" x 8' 3" (2.61m x 2.52m)

A single sized bedroom to the rear of the property. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Family Bathroom 5' 4" x 5' 3" (1.62m x 1.61m)

A family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a mixer shower over the bath. Decorated in neutral colours with part tiled walls and floor. Warmed by a gas central heated radiator.



Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

