



Total area: approx. 157.1 sq. metres (1691.1 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Sutcliffe Terrace, Belthorn, BB1 2NR

### Offers Over £235,000

AN ENVIABLE FAMILY HOME IN A PICTURESQUE LOCATION

Nestled within the ever popular village of Belthorn and benefitting from stunning scenic views, an abundance of indoor space and fantastic loft conversion, this enviable three bedroom semi detached property is being proudly welcomed to the market! Location of a private lane, this property benefits from a fantastic open plan living area, three generously sized bedrooms, stunning country-style fitted kitchen diner and beautiful original features and is truly the perfect family home not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Bolton and Rossendale, as well as major motorway links.

The property comprises briefly; a welcoming entrance vestibule leads through to a spacious reception room. The reception room leads openly on to a second reception room which leads to a fitted kitchen diner and staircase to the first floor. The kitchen diner guides you on to a rear porch which leads through to a utility room that guides you on to a WC. The first floor comprises of three generously sized bedrooms, four piece family bathroom, walk in wardrobe and staircase to the second floor. The second floor leads to a fantastic loft conversion. Externally there is an enclosed yard to the rear and stunning decking area to the front overlooking the beautiful views!

For further information or to arrange a viewing please contact our Blackburn team at your earliest convenience.



# Sutcliffe Terrace, Belthorn, BB1 2NR

## Offers Over £235,000



- Semi Detached Cottage
- Two Reception Rooms
- On Street Parking
- EPC Rating: TBC
- Three Bedrooms & Attic Room
- Four Piece Bathroom
- Freehold
- Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band D

### Ground Floor

#### Entrance Vestibule

5'2 x 3'3 (1.57m x 0.99m)

Hardwood single glazed front entrance door, wood panelled elevations, tiled flooring and hardwood single glazed door to reception room one.

#### Reception Room One

17'10 x 13' (5.44m x 3.96m)

UPVC double glazed window, two central heating radiators, cast iron multi fuel burning stove, alcove storage, television point, coving, exposed beams and open to reception room two.

#### Reception Room Two

14'4 x 14' (4.37m x 4.27m)

Central heating radiator, stone fireplace, alcove storage, door to stairs to the first floor and hardwood stained glass double doors to the kitchen.

#### Kitchen

17'10 x 9'11 (5.44m x 3.02m)

Velux window, central heating radiator, range of panelled wall and base units with tiled surfaces, composite one and a half bowl sink with drainer and mixer tap, space for cooker, space for fridge, understairs storage, tiled flooring and hardwood stained glass door to the rear porch.

#### Rear Porch

7'2 x 6'3 (2.18m x 1.91m)

Hardwood double glazed window, central heating radiator, tiled flooring, hardwood single glazed door to the utility and hardwood door to the rear.

#### Utility Room

7'3 x 7'2 (2.21m x 2.18m)

UPVC double glazed window, stainless steel sink with drainer and mixer tap, space for fridge freezer, plumbing for washing machine, tiled flooring and hardwood door to the WC.

#### WC

7'2 x 2'9 (2.18m x 0.84m)

Hardwood single glazed frosted window, central heating radiator, low basin WC, wall mounted wash basin and tiled flooring.

### First Floor

#### Landing

14'2 x 9'6 (4.32m x 2.90m)

Smoke alarm, stairs to the second floor and doors to three bedrooms, walk in wardrobe and bathroom.

#### Bedroom One

13' x 11'8 (3.96m x 3.56m)

UPVC double glazed window, central heating radiator, fitted storage and exposed beams.

#### Bedroom Two

11'9 x 10'11 (3.58m x 3.33m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

#### Bedroom Three

13' x 6' (3.96m x 1.83m)

UPVC double glazed window and central heating radiator.

#### Walk In Wardrobe

8' x 2'10 (2.44m x 0.86m)

#### Bathroom

9'10 x 8'1 (3.00m x 2.46m)

UPVC double glazed frosted window, central heating radiator, corner panelled bath, pedestal wash basin, low basin WC, electric feed shower unit, tiled elevations and spotlights.

### Second Floor

#### Landing

7' x 5'9 (2.13m x 1.75m)

Exposed beams and door to the attic room.

#### Attic Room

18'2 x 17'10 (5.54m x 5.44m)

Velux window, central heating radiator and fitted storage.

#### External

##### Front

Decked garden.

##### Rear

Enclosed paved yard.

