



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			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		68	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.



## Belthorn Road, Belthorn, BB1 2NY

### Offers Over £325,000

#### AN ENVIABLE FAMILY HOME

Offering an abundance of indoor space, neutral decoration and beautiful original features, this exceptional five double bedroom terraced cottage is being proudly welcomed to the market in the sought after and picturesque village of Belthorn. With a stunning open plan kitchen diner, two living areas, added cellar and beautiful garden space, this property 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, Manchester and major motorway links. With two bathrooms, beautiful views overlooking Jubilee tower and to the sea, also being a complete blank canvas, this property is perfect for any potential buyer to put their own stamp on!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, open plan kitchen diner and inner hallway. The reception room leads through to an additional reception room which boasts stunning open fire. The inner hallway guides you on to a utility room, WC, out to the rear and houses staircases on to the first floor and down to the lower ground floor. The lower ground floor benefits from two spacious cellar rooms. The first floor comprises of doors on to five double bedrooms, bathroom and shower room. Externally there is an enclosed garden to the rear with stone flag paving, laid to lawn and bedding areas.

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



# Belthorn Road, Belthorn, BB1 2NY

## Offers Over £325,000



- Tenure Leasehold
- On Street Parking
- Two Bathrooms
- Easy Access To Major Network Links.
- Council Tax Band D
- Terraced Cottage
- Ample Sized Garden
- EPC Rating D
- Five Double Bedrooms
- Ideal Family Home

### Ground Floor

#### Entrance

UPVC double glazed frosted door to vestibule.

#### Vestibule

5'11 x 3'8 (1.80m x 1.12m)

Granite effect vinyl floor and hard wood single glazed leaded door to hall.

#### Hall

23'8 x 6'8 (7.21m x 2.03m)

Central heating radiator, picture rail, smoke alarm, dado wood panel elevation, door to kitchen/diner, hard wood single glazed door to kitchen, double doors to reception room two and door to inner hall.

#### Kitchen/Diner

28'11 x 12'3 (8.81m x 3.73m)

Two UPVC double glazed leaded windows, range of cream wall and base units, wood effect surface, tiled splash back, ceramic sink and drainer with mixer tap, integrated electric double oven with four ring gas hob and extractor hood, space for fridge freezer, plumbed for dishwasher, exposed beams, stone fire place with tiled hearth, integrated shelving, television point and tiled floor.

#### Reception Room Two

12'3 x 11'9 (3.73m x 3.58m)

UPVC double glazed leaded window, central heating radiator, integrated bar, exposed beams and hard wood single glazed door to reception room One.

#### Reception Room One

16'2 x 12' (4.93m x 3.66m)

UPVC double glazed leaded window, central heating radiator, exposed beams, two feature wall lights, open wood burner with stone hearth and surround, television point.

#### Inner Hall

13'4 x 10'8 (4.06m x 3.25m)

Leaded window, central heating radiator, doors to utility room, WC, stairs to first floor and lower ground floor, UPVC double glazed leaded door to rear.

#### Utility Room

12'10 x 6'11 (3.91m x 2.11m)

Hard wood leaded window, plumbed for washing machine and Vaillant boiler.

#### WC

8'3 x 3'6 (2.51m x 1.07m)

Hard wood leaded window, two piece suite, low bowl WC, pedestal wash basin and wood effect laminate floor.

### Lower Ground Floor

#### Cellar Room One

14'4 x 11'7 (4.37m x 3.53m)

Lighting and open to cellar room two.

### Cellar Room Two

13'5 x 10'10 (4.09m x 3.30m)

Gas meter and lighting.

### First Floor

#### Landing

29'9 x 13'8 (9.07m x 4.17m)

Three UPVC double glazed windows, two central heating radiators, loft access, dado, doors to five bedrooms, bathroom and shower room.

#### Bedroom One

16'6 x 10'3 (5.03m x 3.12m)

UPVC double glazed leaded window, central heating radiator and ceiling fan.

#### Bedroom Two

16'3 x 9'4 (4.95m x 2.84m)

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

#### Bedroom Three

13'9 x 12'4 (4.19m x 3.76m)

Hard wood leaded window and central heating radiator.

#### Bedroom Four

12'5 x 9'10 (3.78m x 3.00m)

UPVC double glazed leaded window and central heating radiator.

#### Bedroom Five

12'6 x 8'11 (3.81m x 2.72m)

UPVC double glazed leaded window and central heating radiator.

#### Bathroom

11'8 x 10'6 (3.56m x 3.20m)

Two UPVC double glazed frosted windows, central heating radiator, three piece suite, low bowl WC, vanity top wash basin with mixer tap, freestanding rolltop clawfoot bath with mixer tap and rinse head, integrated linen cupboard and wood effect laminate floor.

#### Shower Room

6'6 x 2'11 (1.98m x 0.89m)

UPVC double glazed frosted window, central heating radiator, direct feed rainfall shower enclosure with rinse head, PVC panel elevation, tiled elevation and tiled floor.

### External

#### Rear

Tiered garden with stone flag paving, laid to lawn and mature shrubs.

#### Front

Paved court yard.

