



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			89
(81-91) B			
(69-80) C		63	
(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	

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.

## Kendal Row, Belthorn, BB1 2PN

### Offers Over £275,000

CHARMING COTTAGE NESTLED IN A TRANQUIL SETTING

Nestled in the picturesque Kendal Row of Belthorn, Blackburn, this charming cottage property offers a delightful blend of old-world charm and modern convenience. Situated in a tranquil rural setting, this house boasts fantastic views that will take your breath away.

Step inside this characterful home and be greeted by a warm and inviting atmosphere. The seamless integration of traditional features with contemporary upgrades creates a unique living space that is both cosy and stylish.

Imagine waking up to the stunning views of the surrounding countryside every morning, enjoying a cup of tea in your own little piece of paradise. Whether you are looking for a peaceful retreat or a place to call home, this property offers the best of both worlds.

Don't miss the opportunity to own this gem in Kendal Row. Contact our Blackburn branch to arrange a viewing and start your journey today!

# Kendal Row, Belthorn, BB1 2PN

## Offers Over £275,000



- Charming Terrace Cottage
- 110 Foot Garden
- Excellent Local Primary School & Motorway Links
- EPC Rating TBC
- Three Bedrooms
- Contemporary Fitted Kitchen
- Tenure Freehold
- Three Piece Bathroom Suite & Downstairs Wetroom
- Beautiful Countryside Views
- Council Tax Band C

### Ground Floor

#### Entrance Vestibule

4'8 x 3'4 (1.42m x 1.02m)

UPVC front door, tiled effect vinyl flooring and door to reception room one.

#### Reception Room One

18'10 x 14'10 (5.74m x 4.52m)

UPVC double glazed window, central heating radiator, exposed wooden beams, stone flooring, doors to kitchen and reception room two.

#### Reception Room Two

15'4 x 14'9 (4.67m x 4.50m)

Two UPVC double glazed windows, central heating radiator, smoke detector, exposed wooden beams, log burner with stone surround and door to stairs to first floor.

#### Kitchen

12'8 x 9'3 (3.86m x 2.82m)

Two UPVC double glazed windows, range of laminate wall and base units, wooden worktops, freestanding range cooker with brick surround, Belfast sink and drainer with mixer tap, plumbing for washing machine, space for fridge freezer, laminate flooring and open access to garden room.

#### Garden Room

11'5 x 9'9 (3.48m x 2.97m)

Central heating radiator, laminate flooring, door to WC and UPVC double glazed French doors to rear.

#### WC

7'6 x 3'7 (2.29m x 1.09m)

Extractor fan, dual flush WC, wall mounted wash basin with mixer tap, tiled elevations and tiled flooring.

### First Floor

#### Landing

12'5 x 5'2 (3.78m x 1.57m)

UPVC double glazed window, doors to three bedrooms and family bathroom.

#### Bedroom One

15'2 x 13'7 (4.62m x 4.14m)

Two UPVC double glazed windows, central heating radiator, log burner, exposed wooden beams, fitted wardrobes and laminate flooring.

#### Bedroom Two

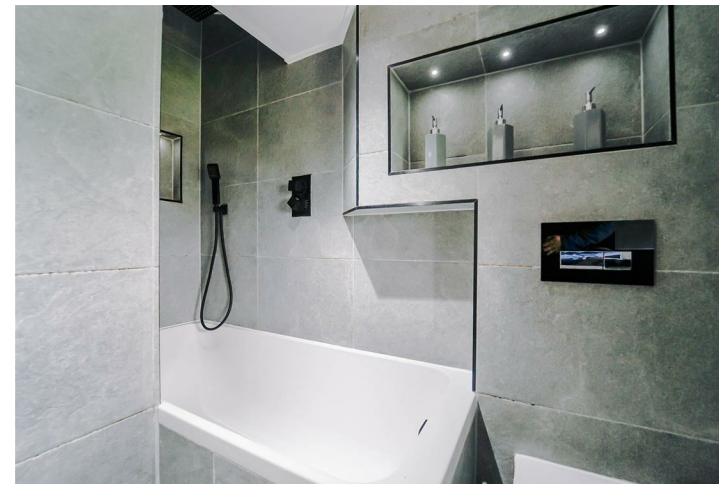
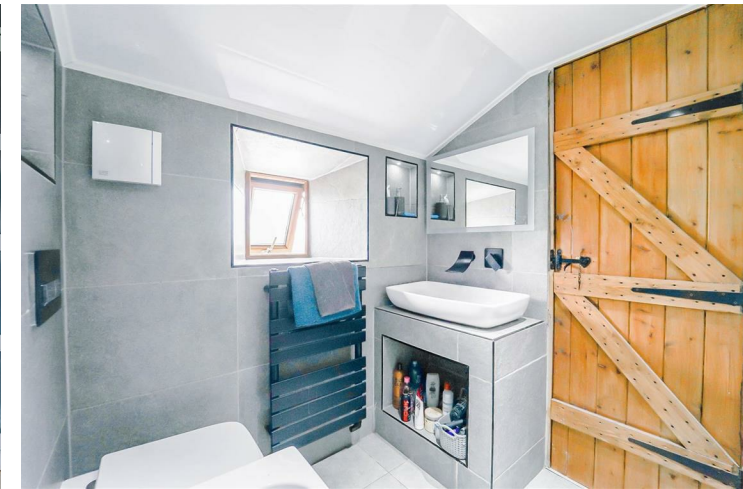
14'7 x 9'0 (4.45m x 2.74m)

Two UPVC double glazed windows, central heating radiator and laminate flooring.

#### Bedroom Three

11'11 x 9'8 (3.63m x 2.95m)

UPVC double glazed window, central heating radiator and laminate flooring.



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