



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		99
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	49	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Belthorn Road, Belthorn, BB1 2PF

Offers Over £180,000

AN ENVIABLE TERRACED COTTAGE WITH BREATHTAKING VIEWS

Situated within the most desirable location in the ever popular picturesque village of Belthorn, this exceptional two bedroom cottage property is being proudly welcomed to the market. Benefitting from panoramic countryside views, open plan kitchen diner and added loft conversion, this property, once updated, has the potential to be the perfect home for any family or couple truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Bolton and major motorway links. With stunning original features, spacious rooms and a complete blank canvas, this property would make the perfect home!

The property comprises briefly; a welcoming entrance porch provides access through to a spacious reception room. The reception room benefits from a multi fuel burning stove and original stone walls and leads on to an inner hallway which guides you on to a dining room and houses a staircase to the first floor. The dining room leads openly on to a kitchen. The first floor comprises of doors on to two generously sized bedrooms, four piece bathroom suite and staircase to the generously sized attic conversion. Externally there is an enclosed garden to the rear with patio and summer house.

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

Belthorn Road, Belthorn, BB1 2PF

Offers Over £180,000

**2****1****2****E**

- Idyllic Terraced Cottage
 - Original Features
 - Enclosed Garden with Summer House
 - EPC Rating E
- Two Bedrooms
 - Added Loft Conversion
 - Tenure Freehold
- Spacious Rooms
 - Panoramic Countryside Views
 - Council Tax Band C

Ground Floor

Entrance Porch

3'7 x 3'3 (1.09m x 0.99m)

UPVC double glazed lead front door, UPVC double glazed lead window, tiled flooring, and hardwood door to reception room.

Reception Room

14'2 x 13'8 (4.32m x 4.17m)

UPVC double glazed lead window, central heating radiator, coving, exposed beams, cast iron gas burner, three feature wall lights, dado rail, wood panel elevation, exposed stone wall, television point, stone flag flooring and hardwood door to inner hallway.

Inner Hall

3'3 x 2'11 (0.99m x 0.89m)

Dado rail, stone flag flooring and open to dining area.

Dining Area

14'2 x 8'10 (4.32m x 2.69m)

UPVC double glazed window, central heating radiator, coving, exposed stone wall, feature wall light, understairs storage, stone flag flooring and open to kitchen.

Kitchen

11'3 x 8'4 (3.43m x 2.54m)

UPVC double glazed lead window, range of wood effect wall and base units, granite effect surfaces, tiled splashbacks, granite effect sink with mixer tap, space for four door range, integrated extractor hood, space for fridge freezer, wash machine and dishwasher, spotlights, tiled flooring and UPVC double glazed lead door to rear.

First Floor

Landing

13'11 x 6'3 (4.24m x 1.91m)

Dado rail, coving, panelled wood elevation, doors to two bedrooms, bathroom and stairs to attic.

Bedroom One

14'2 x 11 (4.32m x 3.35m)

UPVC double glazed lead window, central heating radiator, coving, panelled wood elevation and wood effect flooring.

Bedroom Two

8'8 x 7'7 (2.64m x 2.31m)

UPVC double glazed lead window, central heating radiator and coving.

Bathroom

8'6 x 7'6 (2.59m x 2.29m)

UPVC double glazed frosted window, central heating towel rail, high rise WC, roll top claw foot bath with mixer tap, double direct feed shower enclosed, pedestal wash basin with traditional taps, tiled elevation, coving, extractor fan, spotlights and tiled flooring.

Second Floor

Attic

22'7 x 12'11 (6.88m x 3.94m)

UPVC double glazed lead window and Ideal boiler.

Exterior

Rear

Enclosed patio garden with summer house.

Front

Courtyard.



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