

## 83A BELTHORN ROAD BLACKBURN, BB1 2PA

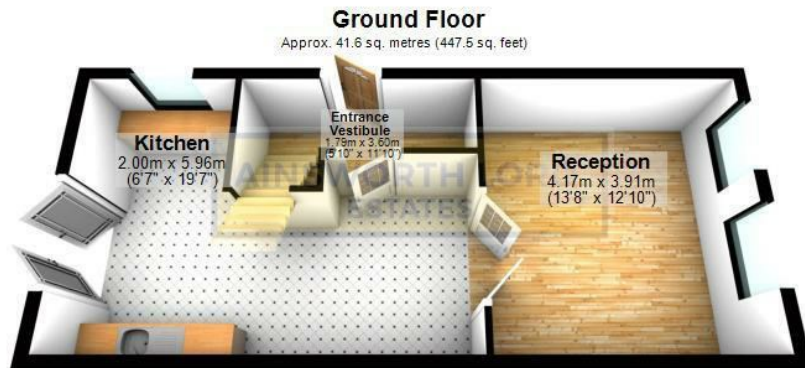
**£220,000**  
FREEHOLD

Welcome to Belthorn Road, Belthorn, Blackburn - a charming location for this delightful 3-bedroom cottage with panoramic views to the rear of the property.

As you step inside, you'll be greeted by a stunning fitted kitchen complete with a centre island, perfect for preparing meals and entertaining guests. The kitchen is not just functional but also exudes a sense of style and sophistication.

The property boasts a luxurious 4-piece bathroom featuring dual sinks, adding a touch of elegance to your daily routine. Imagine unwinding in a warm bath after a long day, surrounded by such tasteful design.

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ESTATES**



Total area: approx. 102.4 sq. metres (1102.0 sq. feet)

\*For illustrative purpose only\*  
Plan produced using PlanUp.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         | 79        |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 52                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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