



PROCTORS

ESTATE AGENTS

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11 Kendal Row, Belthorn, BB1 2PN

"Offers Over" £285,000

A very attractive and unique double fronted cottage enjoying an enviable location in this sought after and very convenient rural locality at Belthorn, with easy access to the regions motorway network including m65 and m66. The property enjoys spectacular views over the surrounding countryside and beyond towards the Lake District and Yorkshire Dales. The deceptively spacious living accommodation has a large through lounge, a second sitting room with log burner, a fully fitted kitchen, three double bedrooms and a four-piece bathroom. It has gas central heating and PVC double glazing. Externally, there are very attractive, well maintained gardens to the rear with lawned areas, 2 x sheds and a greenhouse. There is parking for two cars to the front. Viewing is highly recommended to fully appreciate.



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TENURE

TBA

ACCOMMODATION

ENTRANCE VESTIBULE

LOUNGE

14' 9" x 12' 6" (4.5m x 3.81m) PVC double glazed window, radiator, wall lighting, wood burning stove, open staircase with spindled balustrade, beamed ceiling

FULLY FITTED KITCHEN

14' 11" x 7' 11" (4.55m x 2.41m) Wall & floor units, built in oven, hob, tiled flooring, pelmet lighting, PVC double glazed window, stainless steel single drainer sink unit, plumbed for washer, chrome radiator, stable door, double doors to;

THROUGH LOUNGE

21' 6" x 15' (6.55m x 4.57m) 2 x radiators, PVC double glazed window, bi folding doors to rear garden with magnificent views over surrounding area

STAIRS TO FIRST FLOOR

LANDING

Radiator, spotlighting

BEDROOM ONE

14' 9" x 9' 4" (4.5m x 2.84m) PVC double glazed window, radiator, 2 x storage cupboards

BEDROOM TWO

12' 9" x 8' (3.89m x 2.44m) 2 x PVC double glazed windows, radiator, laminate flooring, built in wardrobe, storage cupboard

BEDROOM THREE

14' 11" x 13' (4.55m x 3.96m) PVC double glazed window, radiator, loft access

FOUR-PIECE BATHROOM

12' 4" x 5' 1" (3.76m x 1.55m) Panelled bath, wash basin, WC, walk in shower, 2 x PVC double glazed windows, boiler cupboard with gas fired central heating boiler unit

OUTSIDE

Rear garden, lawned, greenhouse



Tenure	Unknown
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	69c

Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.

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PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.

COMPLIANCE

Agents are required by law to conduct anti-money laundering checks on all those renting or buying a property. The cost of these checks is £20 per check. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office proceeding with checks.



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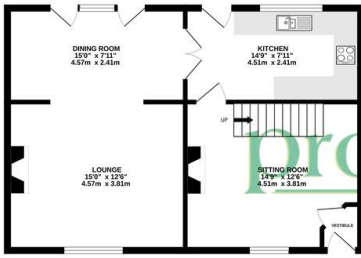
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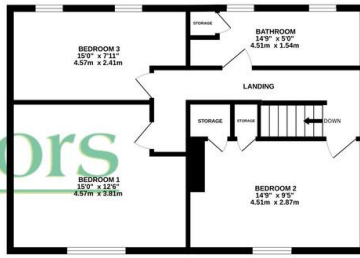
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GROUND FLOOR
596 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR
601 sq.ft. (55.8 sq.m.) approx.



11 KENDAL ROW - MARKETING BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA: 1197 sq.ft. (111.2 sq.m.) Approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		