



## 29 Belthorn Road

Belthorn, Blackburn

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Village Location
- Rear Garden
- Stunning Cottage
- Well Presented
- Open Feature Fireplace
- Two well-proportioned bedrooms
- Council Tax Band C - Leasehold Tenure
- Access at rear for bins

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## Ground Floor

Step into a welcoming entrance hall that leads through to the main living space. The living room sits at the heart of the home, offering a warm and inviting setting with a feature fireplace that creates a natural focal point. It is a space that feels comfortable and relaxed, with room to unwind or spend time together. To the rear, the kitchen provides a practical layout with ample storage and worktop space. It is well suited to everyday use, with a straightforward flow that makes cooking and dining feel easy and efficient.

## First Floor

Upstairs, the property offers two well-proportioned bedrooms. The main bedroom is particularly generous, with plenty of space for furniture and a calm, restful feel. The second bedroom provides flexibility and could be used as a guest room, dressing room or a comfortable space to work from home. The bathroom is neatly arranged and includes a bath with shower over, wash basin and WC, finished in a clean and neutral style.

## External

To the front, the property has a traditional stone frontage with a low maintenance forecourt that adds to its character. To the rear, the garden has been designed for easy upkeep, with a combination of paved seating and artificial lawn. It offers a private and enclosed space that is ideal for relaxing or entertaining, with enough room to enjoy throughout the warmer months.



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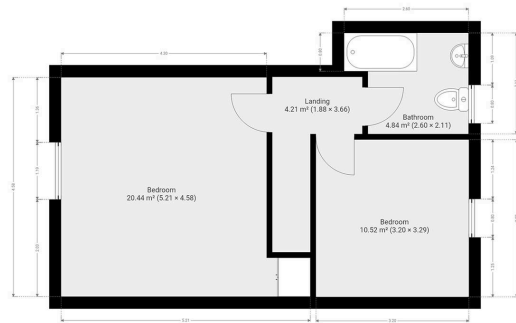


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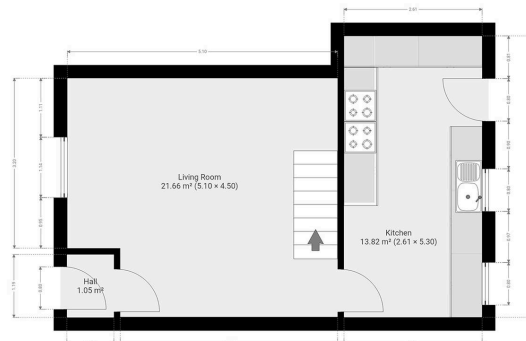
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Total Property Area: approx - 76.52 Sq Meters (823.65 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas (including any total floor area), openings and dimensions are approximate. No details area guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error.



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