



Belthorn Road, Belthorn, Blackburn

Offers Over £169,995

Nestled in the sought-after village of Belthorn, Blackburn, this mid-terraced cottage, dating back to the 1800s, is a delightful find brought to you by Ben Rose Estate Agents. Perfectly suited for couples or small families, this charming home offers tranquility while remaining conveniently close to local schools, shops, and amenities. With excellent travel links via the M65 at your doorstep, it seamlessly blends the comforts of a quiet neighbourhood with the convenience of urban living.

As you step into the porch, a warm welcome greets you into the lounge. This well-sized space boasts period features, including an open staircase, ceiling beams, and a multi fuel stove. Ample natural light floods through the front-facing window, with access to the remainder of ground floor rooms found at the rear.

The modern kitchen is of a good size and is equipped with integrated appliances, including a dishwasher, fridge, freezer, and a four-ring hob/oven. Whilst adjacent to the kitchen lies a family dining area, storage cupboards, and access to both the garden and a modern three-piece family bathroom featuring a bath.

Venturing to the first floor, two generously sized bedrooms await, each easily accommodating king-sized beds. The master bedroom boasts a three-piece shower room and over-the-stair storage, while the second bedroom enjoys views of Darwen Tower and access to a spacious storage area.

Externally, to the front is plenty of room for on road parking, whilst to the rear the south-west garden, primarily lawned throughout, offers a perfect retreat, with open views to Darwen Tower. The entire property has undergone a full refurbishment, including a partial rewire with a new electrical fuse box installed. The property has been re-plastered throughout, ensuring a fresh and modern aesthetic.

With Belthorn Academy Primary School and The Dog Inn pub within walking distance and Blackburn Hospital just 2 miles away, this home not only offers comfort and style but also a practical and well-connected lifestyle. Don't miss out on the opportunity to make this fully refurbished gem your own.



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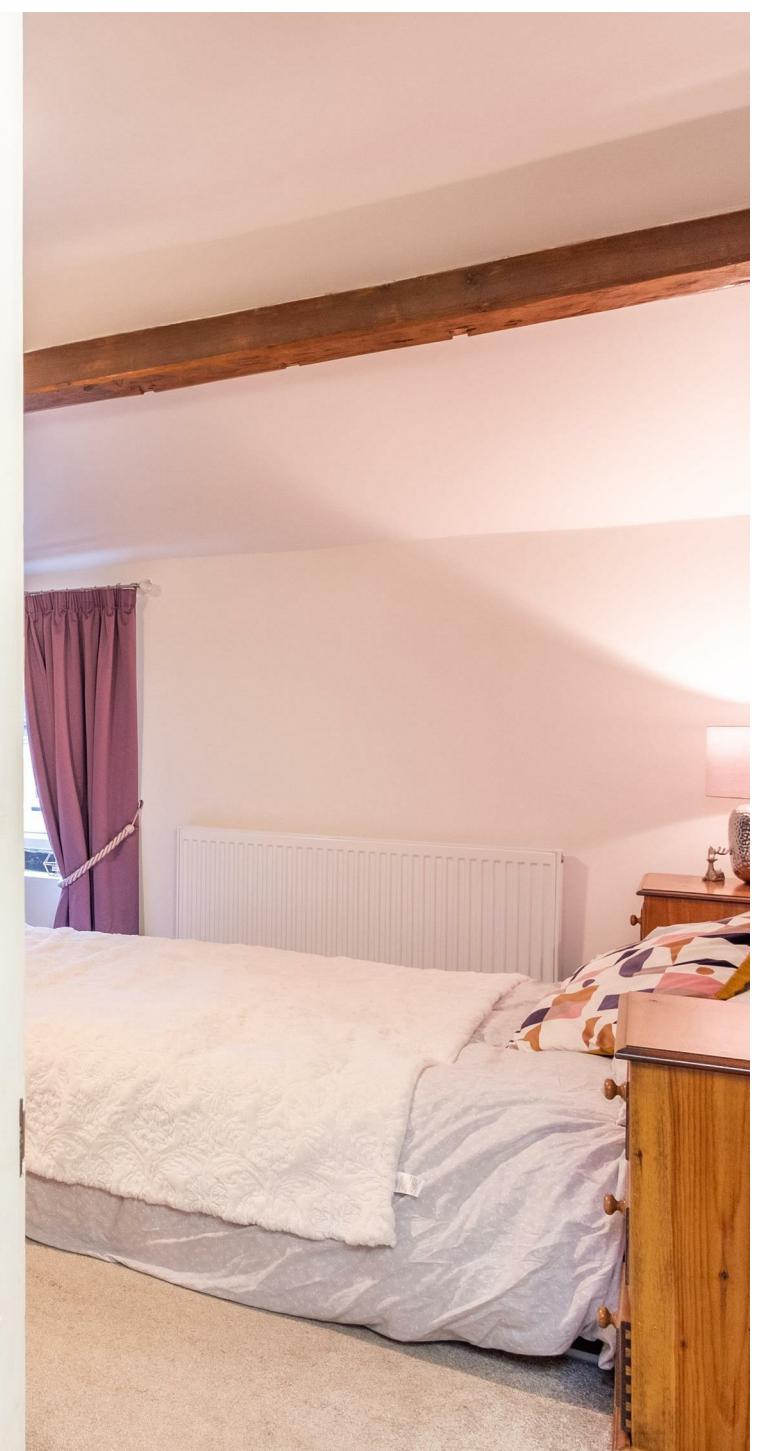
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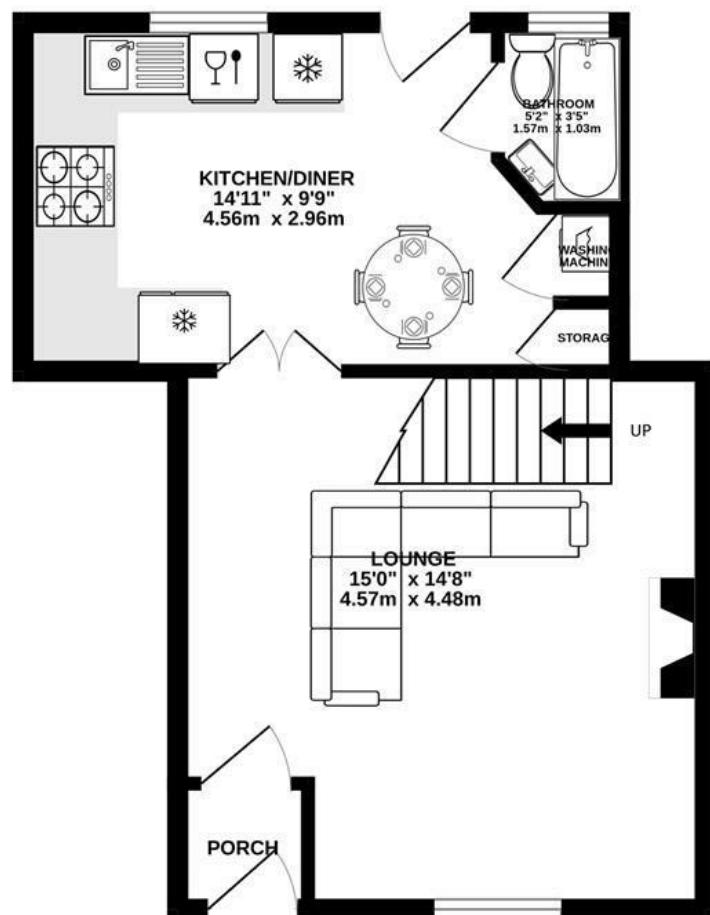




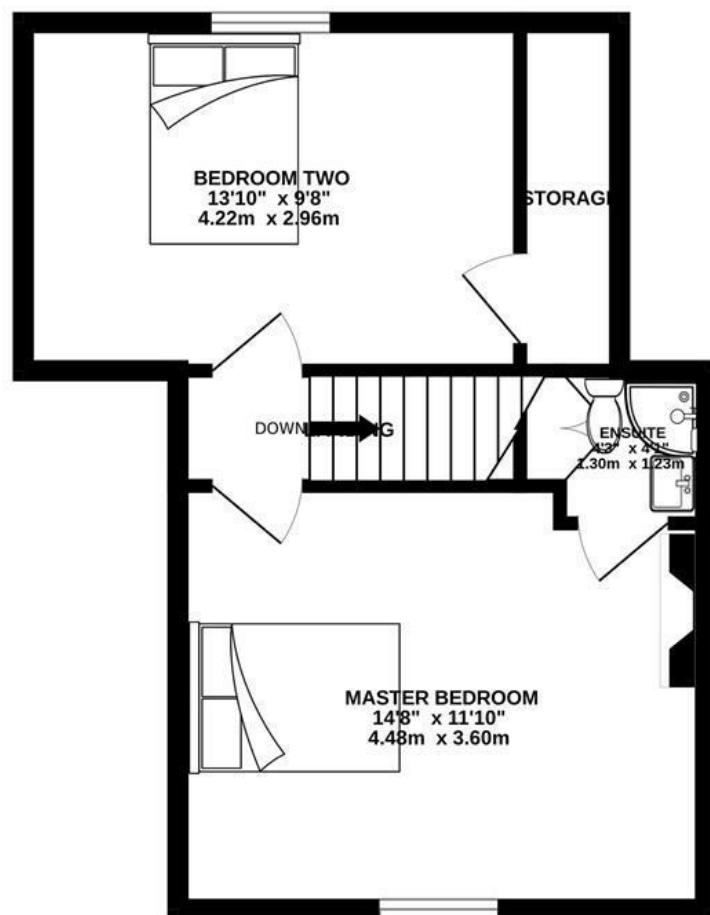


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GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 756 sq.ft. (70.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

