



### 3 bed character property to buy

Belthorn Road, Belthorn, Blackburn,  
Lancashire, BB1 2PA

**£185,000** Starting Bid

 x3  x1  x2

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Three Bedrooms
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Welcome to Belthorn Road, Belthorn, Blackburn—a location that encapsulates charm and serenity, making it the perfect setting for this delightful 3-bedroom cottage. Nestled in a picturesque area, the cottage offers panoramic views from the rear, providing a daily backdrop of natural beauty that is sure to enhance your living experience.

As you step inside this inviting home, you are immediately welcomed by a stunning fitted kitchen. This kitchen is a culinary enthusiast's dream, featuring a centre island that is ideal for meal preparation and casual gatherings. The design of the kitchen merges functionality with style, creating a space that is both practical and aesthetically pleasing. The sleek countertops, modern appliances, and ample storage ensure that cooking is a pleasure, whether you're preparing a simple breakfast or hosting a dinner party.

The property also features a luxurious 4-piece bathroom that epitomizes elegance and comfort. This bathroom is designed with dual sinks, providing convenience for busy mornings. The tasteful design and high-quality fixtures make this space a sanctuary for relaxation. Imagine sinking into a warm bath after a long day, surrounded by the sophisticated ambiance of this well-appointed bathroom. The attention to detail in the bathroom's design highlights the overall quality and care that has been invested in this home.

On the ground floor, you'll find gorgeous flooring that enhances the cottage's aesthetic appeal while offering practicality. This flooring is not only beautiful but also easy to maintain, making it perfect for everyday living. The continuity of this high-quality flooring throughout the ground floor ties the living spaces together, creating a cohesive and inviting environment.

The outdoor area of this property is equally impressive. The rear garden is a tranquil retreat where you can bask in the fresh air and enjoy the breathtaking views. This space is perfect for both quiet reflection and lively gatherings. Whether you start your day with a morning coffee as the sun rises or unwind in the evening with a glass of wine, the garden offers a serene escape from the hustle and bustle of daily life. The panoramic views add an extra layer of tranquility, making this garden a true highlight of the property.

Living on Belthorn Road means being part of a community that values peace, beauty, and charm. The surroundings are picturesque, with stunning landscapes and a friendly neighborhood atmosphere. This cottage not only offers a beautiful home but also a lifestyle that embraces the best of what Belthorn has to offer.

Don't miss the opportunity to make this charming cottage your new home. With its picturesque surroundings and stylish interiors, this property is sure to capture your heart. The combination of elegant design, practical features, and serene outdoor spaces makes it an exceptional choice for those seeking a blend of comfort and sophistication. Contact us today to arrange a viewing and experience the beauty and tranquility of Belthorn Road for yourself. Embrace the chance to live in a home where every detail is designed to enhance your quality of life, set in a location that offers unparalleled scenic beauty.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £185,000

Property Type: Character Property

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	52	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**Regent House Regent Road, Horsforth, Leeds, West Yorkshire, LS18 4NP, [www.letsliveleeds.com](http://www.letsliveleeds.com)**

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