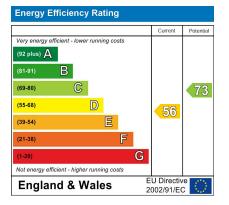




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them Plan produced using PlanUp.



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Sutcliffe Terrace, Belthorn, BB1 2NR Offers Over £180,000

A DECEPTIVELY SPACIOUS THREE BEDROOM HOME WITH STUNNING VIEWS

Nestled in the heart of the popular village of Belthorn, this surprisingly spacious three-bedroom home is being welcomed to the property market. The property comprises briefly, to the ground floor: entrance into the kitchen with doors leading to understairs storage, a downstairs WC, and a reception room. The reception room leads to a second reception room and has a door leading to stairs to the first floor. The second reception room has access to a rear hall and a conservatory. To the first floor is a landing with doors leading to three bedrooms and a four-piece bathroom suite. Externally the property offers an artificial turfed rear garden with views over fields and the surrounding countryside. The front of the property has an enclosed yard with access to a large shed/workshop.

Sutcliffe Terrace, Belthorn, BB1 2NR Offers Over £180,000















- Semi Detached Cottage
- Two Reception Rooms
- On Street Parking
- EPC Rating: D
- **Ground Floor**

Kitchen

15'1 x 9'9 (4.60m x 2.97m)

UPVC double glazed front entrance door, UPVC double glazed window, central heating radiator, range of panelled wall and base units with laminate surfaces, freestanding cooker with electric hob, extractor hood, stainless steel one and a half bowl sink with drainer and mixer tap, space for fridge freezer, understairs storage, tiled

WC

9'3 x 2'5 (2.82m x 0.74m)

Two UPVC double glazed windows, electric heater, low basin WC, wall mounted wash basin, plumbing for washing machine and space

Reception Room One

14'10 x 14'1 (4.52m x 4.29m)

Central heating radiator, exposed beams, picture rail, open fire with stone hearth, wood effect flooring, stairs to the first floor, doors to storage room and inner hall and open to reception room two.

Reception Room Two

18'3 x 12'10 (5.56m x 3.91m)

Central heating radiator, exposed beams, picture rail, two feature wall lights, cast iron log burning stove with brick surround, wood effect flooring, door to the rear hall and UPVC double glazed French doors

Conservatory

11'5 x 10'7 (3.48m x 3.23m)

UPVC double glazed windows, pitched double glazed roof, central heating radiator, laminate flooring and UPVC double glazed French

Rear Hall

4'11 x 3'2 (1.50m x 0.97m)

Part wood panelled elevations, encaustic tiled flooring and UPVC

First Floor

Landing

Laminate flooring, fitted storage and doors to three bedrooms and

Bathroom

9'9 x 7'11 (2.97m x 2.41m)

UPVC double glazed frosted window, central heating towel rail, low basin WC, pedestal wash basin, corner panelled bath, corner direct feed shower unit, part tiled elevations, exposed beams and tiled

Bedroom One

14'3 x 12'1 (4.34m x 3.68m)

UPVC double glazed window, central heating radiator, fitted wardrobes and wood effect flooring.

- Three Bedrooms
- Four Piece Bathroom
- Freehold

- Fitted Kitchen
- Enclosed Rear Garden With Open Views
- Council Tax Band D

Bedroom Two

11'2 x 10'1 (3.40m x 3.07m)

UPVC double glazed window, central heating radiator, exposed beams, fitted wardrobes and wood effect flooring.

Bedroom Three

9'8 x 6'8 (2.95m x 2.03m)

UPVC double glazed window, central heating radiator, fitted wardrobes and wood effect flooring.

External

Front

Yard with a shed.

Rear

Artificial lawn garden with open views.

















