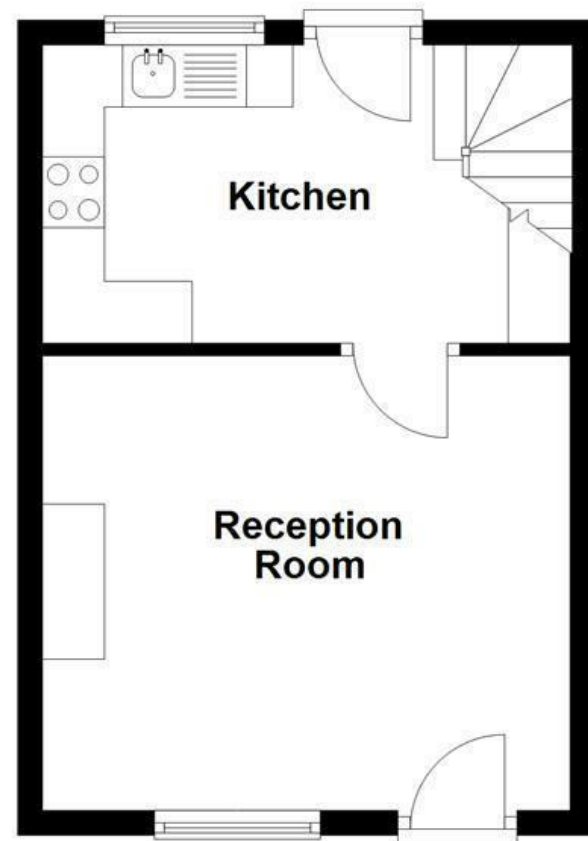


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Kendal Row, Belthorn, BB1 2PN

Offers In The Region Of £190,000

EXCEPTIONAL TERRACED COTTAGE WITH EXTENSIVE REAR GARDEN

Situated in the charming area of Kendal Row, Belthorn, Blackburn, this exceptional mid-terrace cottage is a delightful find for those seeking a blend of character and comfort. With two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals looking for a peaceful retreat.

As you step inside, you will be greeted by a warm and inviting atmosphere, enhanced by the original features that give this cottage its unique charm. The reception room offers a cosy space for relaxation and entertaining, while the adjoining kitchen provides a functional area for culinary pursuits.

The cottage boasts a modern three-piece wet room, designed for convenience and ease of use. This thoughtful addition ensures that the home meets contemporary living standards while maintaining its traditional appeal.

One of the standout features of this property is the extensive rear garden, which offers a private outdoor space for gardening, relaxation, or social gatherings. The open aspect views to the rear enhance the sense of tranquility, allowing you to enjoy the beauty of nature right from your own home.

This property is bursting with character and is ideally situated in a friendly community, making it a perfect choice for those looking to settle in a picturesque location. With its blend of original charm and modern amenities, this cottage is a must-see for anyone seeking a delightful home in Blackburn.

Kendal Row, Belthorn, BB1 2PN

Offers In The Region Of £190,000

 **2**  **1**  **1**  **C**

- Exceptional Mid Terrace Cottage
 - Contemporary Fitted Kitchen
 - On Street Parking
 - EPC Rating C
- Two Bedrooms
 - Bursting with Character and Charm
 - Tenure Leasehold
- Three Piece Wet Room
 - Stunning Rear Garden with Open Aspect Views
 - Council Tax Band B

Ground Floor

Reception Room

14'0 x 12'0 (4.27m x 3.66m)

Composite double glazed frosted front door, UPVC double glazed window, central heating radiator, cast iron log burner with exposed stone surround and stone hearth, four feature wall lights, exposed beams, wood effect flooring and door to kitchen.

Kitchen

14'9 x 7'11 (4.50m x 2.41m)

UPVC double glazed window, range of panelled wall and base units with laminate work surfaces and splashback, inset composite sink and drainer with high spout mixer tap, integrated fridge freezer, integrated oven with four ring induction hob, plumbing for washing machine, exposed beams, spotlights, wood effect flooring, composite half glazed door to rear and stairs to first floor.

First Floor

Landing

6'11 x 2'9 (2.11m x 0.84m)

Central heating radiator, doors leading to two bedrooms and wet room.

Bedroom One

13'3 x 11'6 (4.04m x 3.51m)

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

Bedroom Two

8'0 x 6'0 (2.44m x 1.83m)

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

Wet Room

5'7 x 4'7 (1.70m x 1.40m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, direct feed shower and wet room sheet vinyl flooring.

External

Rear

Enclosed tiered garden with paved patio, stone chippings, bedding areas, mature shrubbery and field views.



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