



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	74	
(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.

James Street, Belthorn, BB1 2NX

£185,000

CHARMING TWO BEDROOM MID TERRACE PROPERTY WITH ADDED LOFT ROOM

Located in the picturesque village of Belthorn, Blackburn, this two-bedroom mid-terrace house offers a delightful blend of comfort and character. Upon entering, you are welcomed into a spacious lounge, adorned with charming decor and featuring a rustic log burner, perfect for creating a warm and inviting atmosphere during the colder months.

The heart of the home is undoubtedly the large country-style kitchen dining room, which provides ample space for family meals and entertaining guests. This area is designed to be both functional and aesthetically pleasing, making it a wonderful place to gather and enjoy culinary delights.

The property also boasts a versatile loft room, which can serve as an additional bedroom, a home office, or a creative space, catering to your individual needs. Outside, you will find both front and rear yards, offering a pleasant outdoor retreat.

This lovely home in Belthorn is perfect for those seeking a tranquil village lifestyle while still being within reach of Blackburn's amenities. With its spacious interiors and charming features, this property is a must-see for anyone looking to settle in a welcoming community.

James Street, Belthorn, BB1 2NX

£185,000

 2  1  2  C

- Mid Terraced Property
 - Contemporary Fitted Kitchen
 - On Street Parking
 - EPC Rating: C
- Two Bedrooms And Loft Room
 - Three Piece Bathroom
 - Tenure: Freehold
- Two Reception Rooms
 - Enclosed Rear Yard
 - Council Tax Band: C

Ground Floor

Porch

7'6 x 2'11 (2.29m x 0.89m)
Composite double glazed frosted entrance door, two UPVC double glazed frosted leaded windows and door to reception room.

Reception Room One

16' x 14'9 (4.88m x 4.50m)
UPVC double glazed leaded window, central heating radiator, log burner, slate hearth, brick surround, wood mantle, stairs to first floor and door to reception room two.

Reception Room Two

13'4 x 11'6 (4.06m x 3.51m)
Central heating radiator, alcove storage, tiled floor and open access to kitchen.

Kitchen

13'4 x 11'1 (4.06m x 3.38m)
UPVC double glazed leaded window, spotlights, wall and base units, granite effect worktops, tiled splash back, one and half bowl stainless steel sink with draining board and mixer tap, range cooker with five burner gas hob, extractor hood, integrated fridge freezer, plumbing for washing machine, space for dryer, wood clad ceiling, tiled floor and UPVC double glazed frosted leaded door to rear.

First Floor

Landing

8'8 x 6'1 (2.64m x 1.85m)
Hardwood floor and doors to two bedrooms and further landing.

Bedroom One

14'8 x 12'7 (4.47m x 3.84m)
UPVC double glazed leaded window, central heating radiator, coving and hardwood floor.

Bedroom Two

9'4 x 7'3 (2.84m x 2.21m)
UPVC double glazed leaded window, central heating radiator and storage.

Further Landing

6' x 5'11 (1.83m x 1.80m)
Under stairs storage, stairs to second floor and door to bathroom.

Bathroom

8'9 x 5'10 (2.67m x 1.78m)
UPVC double glazed frosted leaded window, central heated towel rail, spotlights, dual flush W/C, pedestal wash basin with mixer tap, P shape bath with mixer tap and rinse head, part tiled elevation and tiled floor.

Second Floor

Loft Room

17' x 13'7 (5.18m x 4.14m)
Three Velux windows and eaves storage.

External

Front

Stone chips and paving.

Rear

Enclosed yard with gated access to rear.



Tel: 01254916276

www.keenans-estateagents.co.uk