

curtis law

ESTATE AGENTS



Selous Road, Blackburn

*** BEAUTIFULLY PRESENTED THREE BEDROOM MID-TERRACE HOME IN WITTON ***

Hitting the market, we have this exceptional three bedroom mid-terraced home situated just off Preston Old Road! Beautifully presented throughout with modern decor, this move in ready property offers an abundance of space with two reception rooms, a modern fitted kitchen, three bedrooms and a family bathroom suite. Complete with a lovely, low maintenance yard and ample parking, this property is a perfect match for first time buyers or growing families!

Situated in the highly desirable area of Witton, this property is within walking distance of numerous amenities, including shops, supermarkets, doctors, and well-established schools. Witton Country Park is just a stone's throw away, offering stunning scenic walks, lovely picnic spots, and play areas for children. Additionally, the property benefits from strong network links, with Junction 3 of the M65 just a ten-minute drive away, offering easy access to Darwen, Preston, and beyond.

Get in contact with our sales team to arrange a viewing on this gorgeous property!

ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY AND TO BE ARRANGED THROUGH CURTIS LAW ESTATE AGENTS. ALSO, PLEASE BE ADVISED THAT WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.

- Beautiful Mid- Terrace Home
- Two Reception Rooms
- Ideal First Time Buy
- Three Bedrooms
- Close To Local Amenities
- Council Tax Band A
- Double Extension To The Rear
- On Street Parking
- Freehold

Offers over £135,000

Selous Road, Blackburn

Ground Floor

Entrance Vestibule

3'8" x 3'3" (1.14m x 1.01m)

UPVC partially double glazed front door with stained glass feature into vestibule, door to hallway.

Hallway

10'5" x 3'2" (3.19m x 0.99m)

Ceiling light fitting, central heating radiator, coving to ceiling, alarm system, doors to two reception rooms, stairs to first floor, wood flooring.

Reception Room One

14'3" x 13'1" (4.35m x 4.00m)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, fireplace point with log burner, television point, doors to kitchen and under stair storage, wood flooring.

Reception Room Two

14'3" x 10'5" (4.36m x 3.19m)

UPVC double glazed bay window with stained glass feature, ceiling light fitting, central heating radiator, coving to ceiling, carpeted flooring.

Kitchen

15'5" x 7'10" by 7'11" x 6'6" (4.71m x 2.40m by 2.43m x 2.00m)

UPVC double glazed windows, uPVC double glazed frosted door to rear yard, a range of wall and base units with contrasting worktops, part tiled splashbacks, inset stainless steel sink and drainer with mixer tap, integrated four ring hob with extractor hood, built in electric oven and grill in high level unit, space for fridge freezer and dryer, plumbing for washing machine, two ceiling light fittings, central heating radiator, smoke alarm, tiled effect flooring.

First Floor

Landing

Two ceiling light fittings, central heating radiator, smoke alarm, doors to three bedrooms and a family bathroom suite, carpeted flooring.

Bedroom One

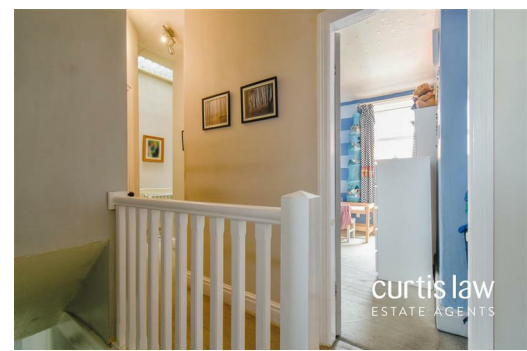
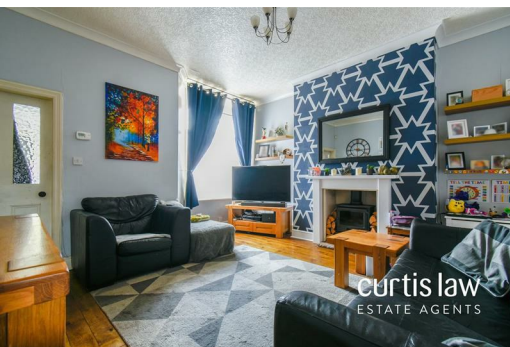
14'3" x 11'3" (4.36m x 3.45m)

UPVC double glazed window, ceiling light fitting, central heating radiator, carpeted flooring.

Bedroom Two

11'5" x 10'10" (3.48m x 3.31m)

UPVC double glazed window, ceiling light fitting, central heating radiator, carpeted flooring.



Bedroom Three

8'11" x 7'11" (2.74m x 2.43m)

UPVC double glazed window, ceiling light fitting, central heating radiator, built in storage cupboards, carpeted flooring.

Bathroom

7'8" x 5'10" (2.35m x 1.79m)

A three piece bathroom suite comprising of: a low level, dual flush WC, full pedestal wash basin, panel 'P-shaped' bath with electric feed shower, full tiled elevations, ceiling spotlights, central heating radiator, extractor fan, inset shelving, tiled effect flooring.

External

Front

Courtyard with fence surround, on street parking, additional parking spaces.

Rear

Enclosed, low maintenance yard, outhouse which houses combi boiler.

Agents Notes

Tenure: Freehold

Council Tax Band: A - Blackburn with Darwen

EPC: D

Double extension (on kitchen, additional third bedroom on first floor)

No water meter

Combi boiler situated in the outhouse in the rear yard

Property Type: Mid- terrace

Property Construction: Brick

Water Supply: United Utilities

Electricity Supply: Octopus

Gas Supply: Octopus

Sewerage: United Utilities

Heating: Gas central heating with combi boiler

Broadband: Vodafone

Mobile Signal: Good

Parking: On street parking

Building Safety: Unknown

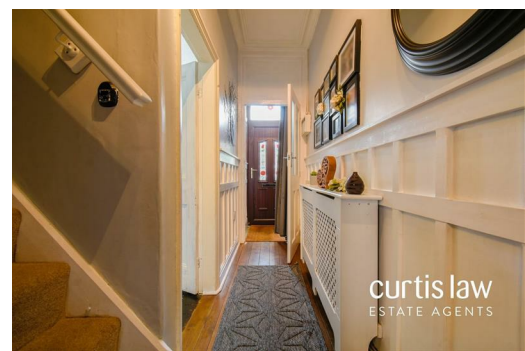
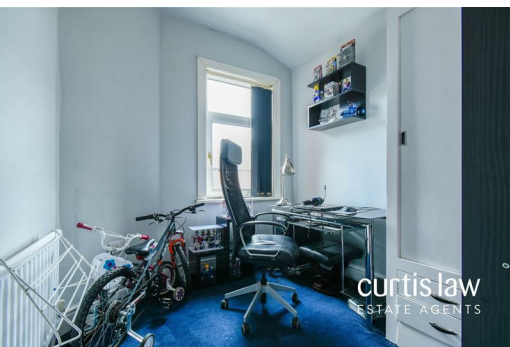
Rights & Restrictions: Unknown

Flood & Erosion Risks: Unknown

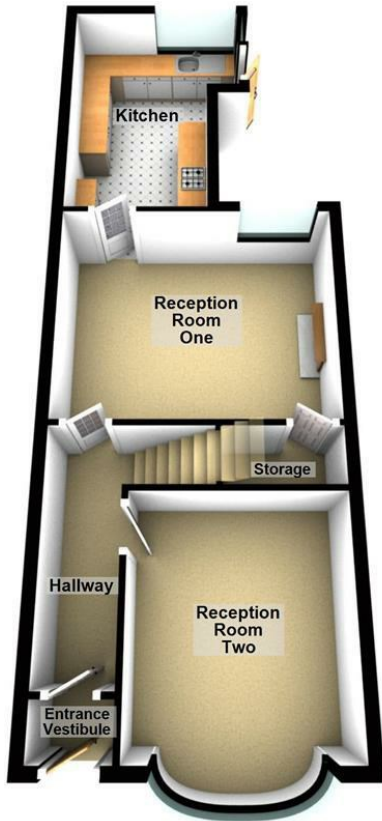
Planning Permissions & Development Proposals: Unknown

Property Accessibility & Adaptions: Unknown

Coalfield & Mining Area: Unknown



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	77
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		
EU Directive 2002/91/EC		