



Selborne Street, Blackburn

*** BEAUTIFULLY PRESENTED TWO BEDROOM TERRACE IN WITTON AREA ***

Nestled on a peaceful residential street in the highly desirable Witton area of Blackburn, this charming two-bedroom mid-terrace is the perfect move-in-ready home for first-time buyers! Stylishly presented throughout, it features two spacious reception rooms, a modern fitted kitchen, two well-sized bedrooms, and a sleek three-piece bathroom suite. The property also boasts a lovely, low-maintenance yard, ideal for relaxing outdoors. With its prime location and beautiful interior, this home is a true gem waiting to be discovered!

Conveniently located, this property is close to a range of local amenities, including convenience stores, shops, a doctor's surgery, hairdressers, and cafes. Nearby, Witton Country Park and Griffin Park offer scenic nature walks and outdoor activities. The area is also home to well-regarded schools, such as Witton Park High School and Griffin Park Primary School. For commuters, excellent transport links are just a short drive away, with Junction 3 of the M65 providing easy access to Darwen, Accrington, Preston, and beyond.

Get in contact with our sales team to arrange a viewing on 01254 920200.

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.

- Mid- Terrace Home
- Two Good Sized Bedrooms
- Perfect First Time Buy
- Witton Location
- Two Reception Rooms
- Well Presented
- Private & Generously Sized Yard
- Council Tax Band A
- Freehold

Offers over £109,950

Selborne Street, Blackburn

Ground Floor

Entrance Vestibule

4'3" x 3'1" (1.30m x 0.95m)

UPVC partially double glazed frosted door to vestibule, ceiling spotlight, meter cupboard, alarm system, door to hallway, carpeted flooring.

Hallway

9'3" x 3'2" (2.84m x 0.97m)

Ceiling spotlights, central heating radiator, doors to two reception rooms, stairs to first floor, laminate flooring.

Reception Room Two

11'1" x 10'8" (3.39m x 3.27m)

Two uPVC double glazed windows, ceiling light fitting, central heating radiator, coving to ceiling, carpeted flooring.

Reception Room One

14'6" x 12'6" (4.44m x 3.83m)

UPVC double glazed window, ceiling spotlights, central heating radiator, log burner with wood mantel and tiled hearth, doors to kitchen and under stair storage, carpeted flooring.

Kitchen

8'5" x 6'9" (2.59m x 2.08m)

UPVC double glazed window, uPVC double glazed frosted door to rear, a range of laminate wall and base units with contrasting worktops, part tiled splashbacks, inset stainless steel one and a half sink and drainer with mixer tap, double electric oven with four ring hob, under counter space for fridge/ freezer and washer/dryer, ceiling light fitting, central heating radiator, vinyl flooring.

First Floor

Landing

5'5" x 5'4" (1.66m x 1.64m)

Ceiling light fitting, loft access via hatch, doors to two double bedrooms and a modern, three piece bathroom suite. carpeted flooring.

Bedroom One

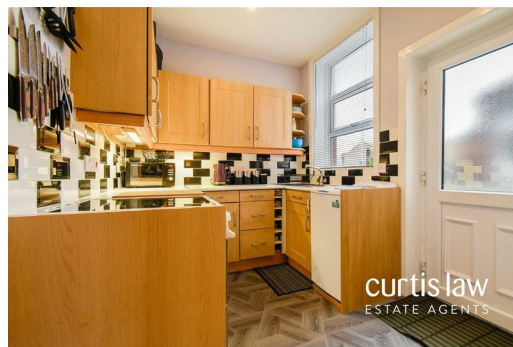
14'11" x 11'5" (4.56m x 3.50m)

Two uPVC double glazed windows, ceiling spotlights, central heating radiator, television point, carpeted flooring.

Bedroom Two

12'10" x 7'1" (3.92m x 2.16m)

UPVC double glazed window, ceiling light fitting, central heating radiator, door to over stair storage, carpeted flooring.



Bathroom

10'4" x 7'3" (3.15m x 2.21m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a low level, close coupled WC, vanity wash basin with waterfall effect mixer tap, panel p-shaped bath with showerhead attachment, part tiled elevations, ceiling spotlights, central heating radiator, vinyl flooring.

External

Front

Low maintenance paved front garden with hedge surround, on street parking.

Rear

Enclosed, generously sized yard with lawn area, gated access to alleyway, part stone and part brick wall surround.

Agents Notes

Tenure: Freehold

Council Tax Band: A - Blackburn with Darwen

Property Type: Mid- terrace

Property Construction: Brick/ pitched

Water Supply: Mains

Electricity Supply: Mains

Gas Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Broadband: Virgin / BT

Mobile Signal: Good - 6G

Parking: On street

Building Safety: No known issues

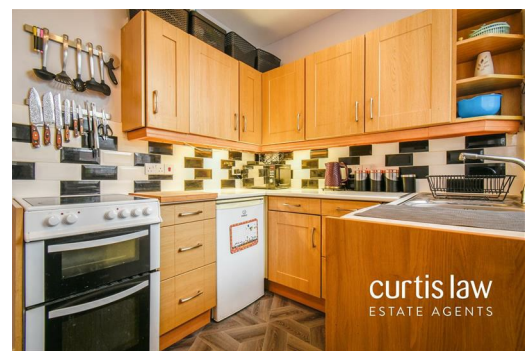
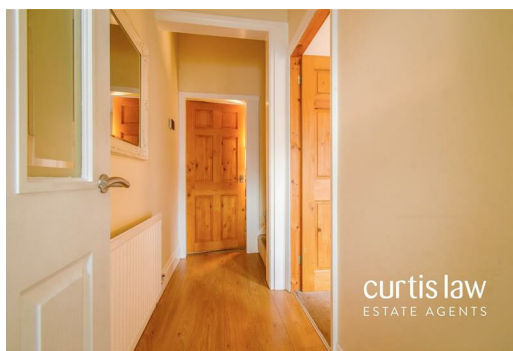
Rights & Restrictions: Unknown

Flood & Erosion Risks: Unknown

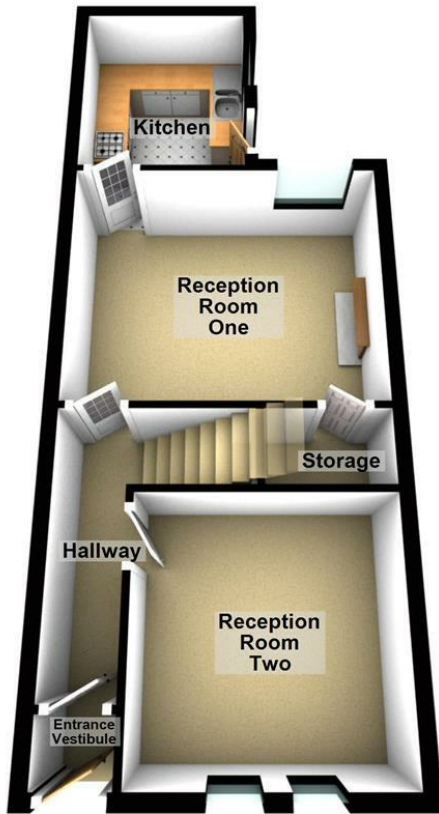
Planning Permissions & Development Proposals: Unknown

Property Accessibility & Adaptions: Unknown

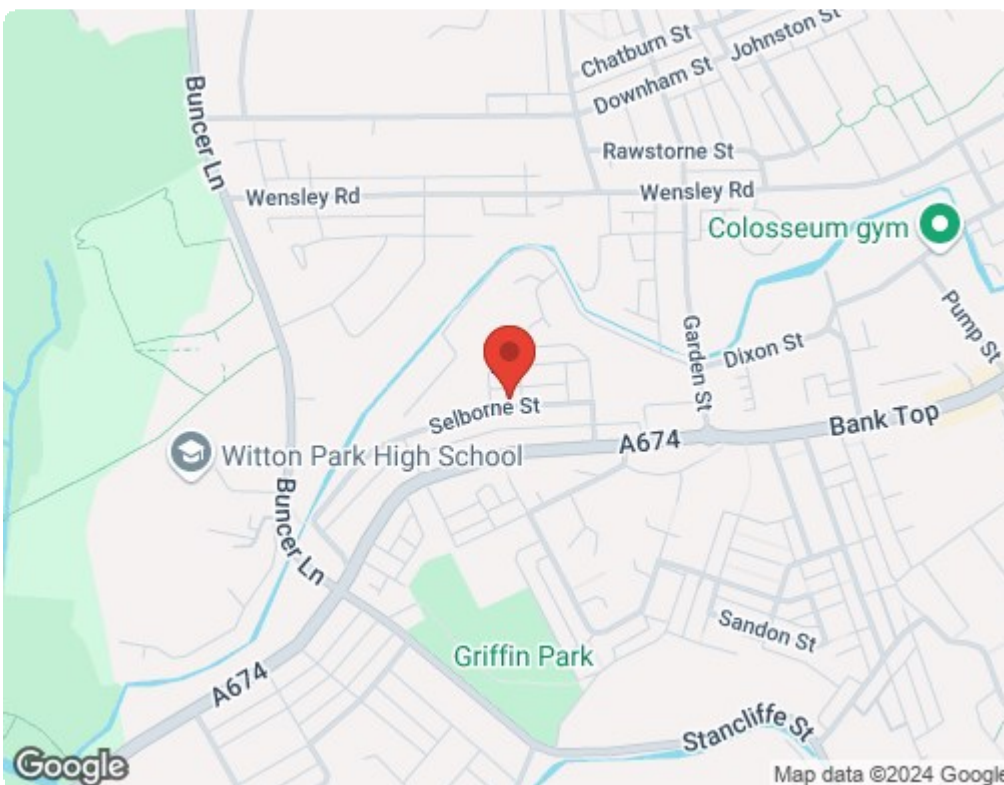
Coalfield & Mining Area: Unknown



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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England & Wales		EU Directive 2002/91/EC