



Selborne Street, Blackburn

Offers Over £114,995

Ben Rose Estate Agents are delighted to present to the market this charming, two-bedroom mid-terrace property, an ideal opportunity for first-time buyers. Conveniently located just minutes from the centre of Blackburn, the home enjoys easy access to a wide range of local amenities, including well-regarded schools and supermarkets. The property also benefits from excellent transport connections, with the nearby M65 motorway and train station offering straightforward commuting to surrounding towns and cities.

Upon entering, you're welcomed into a porch area that leads directly into a spacious lounge. This inviting room features a large front-facing window that fills the space with natural light, a gas fireplace for added warmth, and an integral storage cupboard. The staircase to the first floor is also located here. Continuing through, you arrive in a generously sized dining room, which flows seamlessly into the kitchen in an open-plan layout. The dining area includes under-stair storage, while the modern kitchen is fitted with both integrated and freestanding appliances, along with ample wall and base units. A window above the sink provides a pleasant view of the rear yard, and the solid oak flooring that runs through the dining area, kitchen, and utility room adds warmth and character.

The utility room is accessed via a single door off the dining area. It is of a good length and features additional worktops, with plumbing in place for a dishwasher, washing machine, and dryer. This room also provides access to the rear yard.

Upstairs, the home offers two double bedrooms, with the master bedroom being particularly spacious and benefitting from an integrated storage cupboard. Both bedrooms have recently been re-carpeted, and the family bathroom features new laminate flooring. The bathroom itself is generously sized and includes an over-the-bath shower.

A second landing leads to a staircase that ascends to the loft room. Fully boarded and carpeted, the loft space is equipped with power, lighting, fitted storage, and a skylight window, making it ideal for storage or use as a home office.

Externally, the property features a low-maintenance rear yard laid with Indian stone flags and bordered by a brick wall, with gated access to the lane behind. To the front, there is ample on-road parking available. Additional upgrades to the property include a new boiler installed within the last 18 months, a full rewire and replastering, new skirting boards, and oak doors throughout, all completed since the current vendor took ownership.







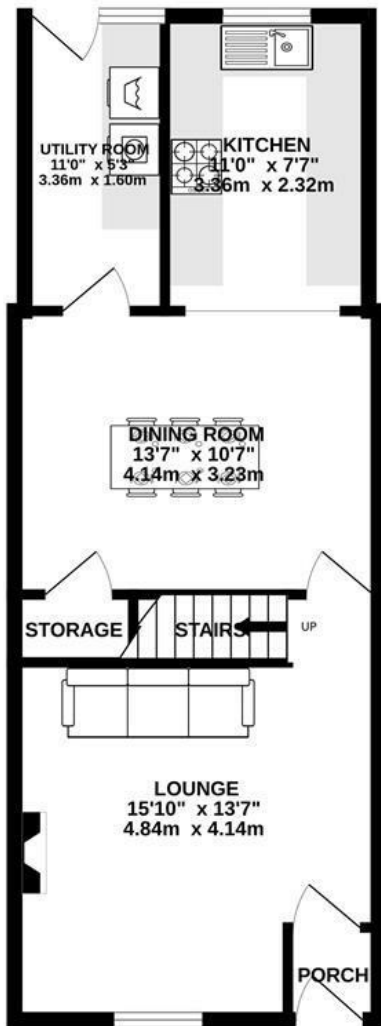




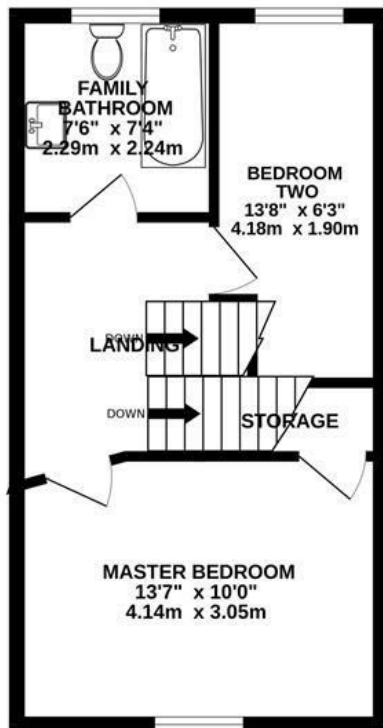


BEN ROSE

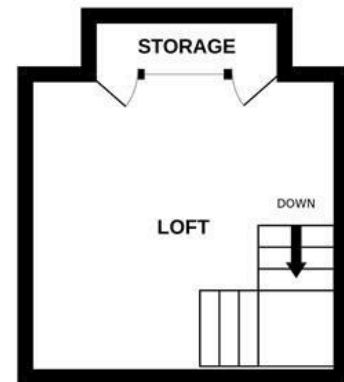
GROUND FLOOR
498 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.



2ND FLOOR
149 sq.ft. (13.8 sq.m.) approx.



TOTAL FLOOR AREA : 1007 sq.ft. (93.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
	67	73
England & Wales	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		
England & Wales	EU Directive 2002/91/EC	

