



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	79
(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.

Selborne Street, Blackburn, BB2 2SW

£875 Per Month

ENVIABLE THREE BEDROOM MID TERRACE PROPERTY

Welcome to this charming mid-terrace house located on Selborne Street in the popular area of Witton, Blackburn. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or professionals seeking ample living space.

As you enter, you are greeted by two inviting reception rooms that offer a warm and welcoming atmosphere. The open-plan kitchen is perfect for modern living, providing a seamless flow between cooking and entertaining. The layout is designed to maximise space and light, creating a comfortable environment for family gatherings or quiet evenings at home.

The property features a generously sized family bathroom, ensuring convenience for all residents. Outside, you will find both a front and rear yard, providing outdoor space for relaxation or play. This is a wonderful opportunity to enjoy the benefits of outdoor living in a friendly neighbourhood.

Situated in a sought-after area, this home is close to local schools and amenities, making it an excellent choice for families. With its recent introduction to the rental market, this property presents a fantastic opportunity for those looking to settle in a vibrant community.

Do not miss the chance to make this lovely mid-terrace house your new home. Contact us today to arrange a viewing and experience all that this property has to offer.

Selborne Street, Blackburn, BB2 2SW

£875 Per Month



- Three spacious bedrooms
- Large family bathroom
- Popular Witton area
- Viewing recommended
- Two cosy reception rooms
- Front and rear yards
- Close to schools
- Open-plan kitchen
- Mid terrace house
- New to rental market

Ground Floor

Entrance Vestibule

3'2 x 3' (0.97m x 0.91m)

UPVC front entrance door, tiled flooring and door to the hallway.

Hallway

10'2 x 3' (3.10m x 0.91m)

Doors to two reception rooms.

Reception Room One

13'7 x 10'6 (4.14m x 3.20m)

UPVC double glazed window, central heating radiator and feature wall lights.

Reception Room Two

13'2 x 13'1 (4.01m x 3.99m)

Central heating radiator, log burning stove with brick effect surround, stairs to the first floor and open to the kitchen.

Kitchen

13'7 x 8'2 (4.14m x 2.49m)

UPVC double glazed window, range of panelled wall and base units with granite effect surfaces, composite sink with drainer and mixer tap, oven with four ring gas hob, extractor hood, plumbing for washing machine, space for fridge freezer, Baxi boiler, tiled flooring and door to the rear.

First Floor

Landing

13'9 x 6'6 (4.19m x 1.98m)

Smoke alarm, loft access and doors to three bedrooms and bathroom.

Bedroom One

9'10 x 9'3 (3.00m x 2.82m)

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

Bedroom Two

10'1 x 6'10 (3.07m x 2.08m)

UPVC double glazed window and central heating radiator.

Bedroom Three

10' x 6'8 (3.05m x 2.03m)

UPVC double glazed window and central heating radiator.

Bathroom

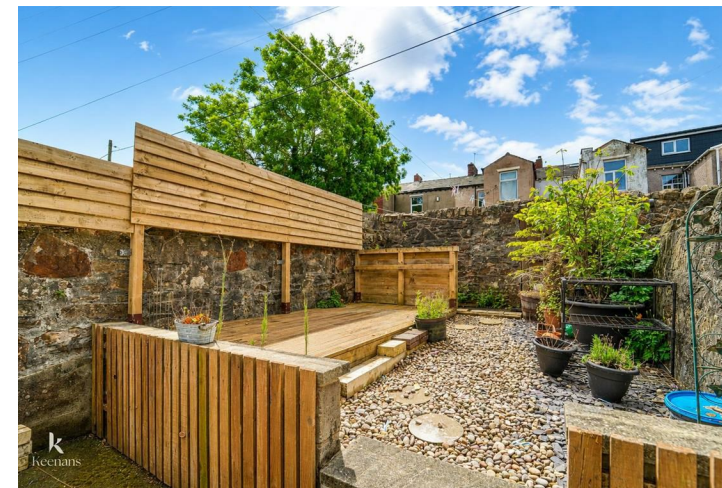
13' x 4'1 (3.96m x 1.24m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, panelled bath with electric feed shower overhead, pedestal wash basin, tiled elevations and lino flooring.

External

Rear

Enclosed paved and stone chipped garden with decked area.



Tel: 01282507250

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