

Selous Road, Blackburn, Lancashire. BB2 2TN

£135,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

**\*IDEAL FIRST TIME BUY\*** Introducing this charming three-bedroom property, located in a sought-after residential area of Witton, boasting ample living space, modern amenities, and the opportunity to make the property your own.

The property welcomes you with two generously sized reception rooms accessed separately from the hallway, providing large, versatile spaces for relaxation and entertainment. The rooms are adorned with modern grey carpets, adding sophistication and comfort to the living areas. To the rear of the ground floor is the kitchen which boasts an array of fitted wall and base units with space for undercounter appliances.

The spacious master bedroom boasts ample natural light and comes complete with fitted wardrobes, offering practical storage solutions without compromising on style. This property also features two additional well-proportioned bedrooms, providing flexibility for a growing family, guests, or a home office. Completing the upstairs is the recently fitted, modern bathroom complete with contemporary grey tiles, wc, sink and shower over bath.

A well-maintained rear yard offers a private outdoor space to enjoy fresh air, or hosting friends and family. On street parking is plentiful in Witton with parking available directly outside at most times of the day. Witton is an ever increasingly popular area due to the local schools on your doorstep, easy access to Blackburn town centre and amenities on tap just a short walk away.

## FEATURES

- Two Large Reception Rooms
- Council Tax Band A
- Three Bedrooms
- Modern Fitted Bathroom
- Well Maintained Rear Garden
- Potential to Make Your Own
- Large Master Bedrooms with Fitted Wardrobes



## ROOM DESCRIPTIONS

### Ground Floor

#### Vestibule

Laminate flooring, cupboard housing meter

#### Hallway

Carpet flooring, stairs to first floor

#### Front Lounge

11' 3" x 10' 5" (3.43m x 3.17m)

Laminate flooring, gas fire with marble hearth and wood surround, uPVC double glazed window, panel radiator

#### Second Reception Room

14' 2" x 13' 1" (4.32m x 3.99m)

Carpet flooring, under stair storage, uPVC French doors to rear garden, panel radiator

#### Kitchen

15' 00" x 07' 09" (4.57m x 2.36m)

Range of fitted wall and base units with contrasting worksurfaces, vinyl flooring, stainless steel sink and drainer, tiled splashback, electric Bosch oven, four ring gas hob, extractor fan, plumbed for washing machine, ceiling spotlights, uPVC double glazed window, panel radiator

### First Floor

#### Landing

Carpet flooring, loft access

#### Bedroom 1

12' 2" x 11' 2" (3.71m x 3.40m)

Carpet flooring, fitted wardrobes, uPVC double glazed window, panel radiator

#### Bedroom 2

10' 11" x 07' 03" (3.33m x 2.21m)

Carpet flooring, uPVC double glazed window, panel radiator

#### Bedroom 3

08' 11" x 06' 06" (2.72m x 1.98m)

Carpet flooring, uPVC double glazed window, panel radiator

#### Bathroom

06' 11" x 05' 03" (2.11m x 1.60m)

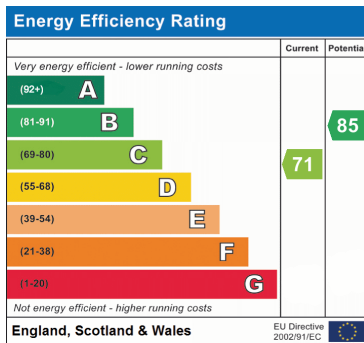
Three piece in white with WC, sink and electric shower over bath, tiled floor to ceiling, ceiling spotlights, vinyl flooring, heated towel radiator







# FLOORPLAN & EPC



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.