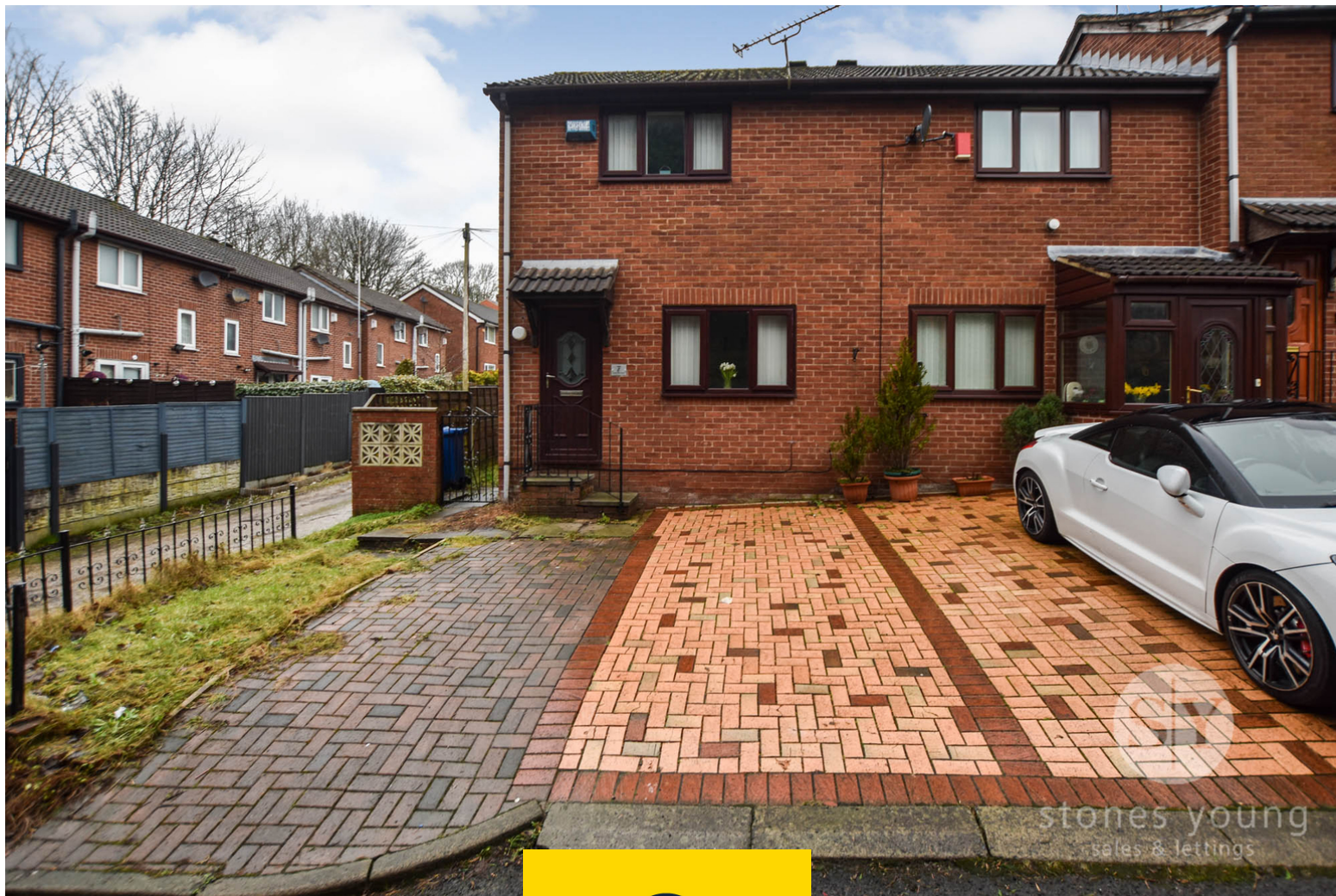


7 Selborne Mews, Blackburn, Lancashire. BB2 2SQ

£99,950 Freehold

FOR SALE



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Blackburn
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PROPERTY DESCRIPTION

VERSATILE ONE BEDROOM HOME, IDEAL FOR INVESTMENT, DOWNSIZING, OR FIRST TIME BUY This charming end terraced is located in the popular residential area of Redlam and offers a great opportunity to purchase a distinctive and in-demand property that is ready to move into right away.

Upon entering the property, you are welcomed by a well-decorated lounge that offers ample space for furnishings and a comfortable area to sit and unwind in with additional under stairs storage. The contemporary kitchen comes with integrated appliances and ample storage space. Onto the first floor the Bedroom and bathroom can be located. with the master bedrooms neutral décor and is generously sized, comfortably fitting a double bed with space for added furnishing. The three-piece bathroom is beautifully designed, with a shower over the tub, a WC and vanity washbasin.

Externally the property boasts driveway parking for two and has an enclosed rear garden with wood decking and shed for added storage. Redlam is an increasingly popular location due to the excellent array of amenities within walking distance, as well as Blackburn town centre being just a few minutes drive away.

FEATURES

- Ready Immediately
- Perfectly Low Maintenance
- Council tax band A
- no chain delay
- not on a water meter
- gas central heating



ROOM DESCRIPTIONS

Ground Floor

Lounge

8' 11" x 13' 11" (2.72m x 4.24m)

Laminate flooring, electric fire, stairs to first floor, storage cupboard, panel radiators, uPVC double glazed front door, uPVC double glazed window.

Kitchen

7' 5" x 7' 0" (2.26m x 2.13m)

Range of fitted wall and base units and contrasting work surfaces, laminate flooring, stainless steel sink and drainer, plumbed for washing machine, four ring electric hob, electric oven, extractor fan, wall mounted boiler, space for fridge freezer, tiled splashbacks, uPVC double glazed window, uPVC double glazed window, uPVC double glazed rear door.

First Floor

Landing

Carpet flooring, loft access, storage cupboard, uPVC double glazed window.

Bedroom 1

9' 7" x 13' 11" (2.92m x 4.24m)

Double Bedroom, Laminate flooring, panel radiator, uPVC double glazed window.

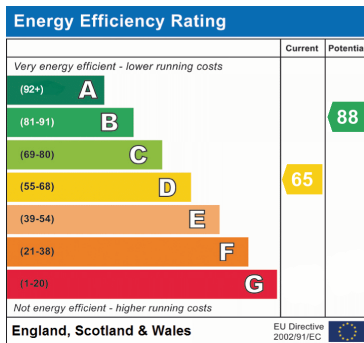
Bathroom

6' 11" x 7' 2" (2.11m x 2.18m)

laminare flooring, 3 piece in white, mains fed shower over bath, tiled splash backs, panel radiator, uPVC frosted double glazed window. basin housing vanity drawer.



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.