



39 Selborne Street, Blackburn, BB2 2SN
Offers Over £110,000



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**** WE WILL BE CONDUCTING OPEN HOUSE VIEWINGS ON TUESDAY 24TH MARCH 2026 BETWEEN 2PM & 4PM**** Prospective buyers will be able to attend during this time without an individual appointment. If you have any questions ahead of the viewing period, please do not hesitate to get in touch.

Situated in a pleasant position with an open aspect to the front, this well-proportioned two-bedroom mid-terrace property offers deceptively spacious accommodation across two floors and is offered to the market with the added benefit of no onward chain. With spacious reception room, a modern kitchen, and a conservatory opening onto a low-maintenance rear garden, the property presents an excellent opportunity for first-time buyers, investors, or those seeking a conveniently located home close to local amenities.



Total area: approx. 76.9 sq. metres (827.8 sq. feet)
 Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.
 Plan produced using PlanIt.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	70	80
			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.