



athertons
property & land tel. 01254 828810

www.athertons-uk.com

Selborne Street, Blackburn, Lancashire BB2
£95,000



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.

The accommodation begins with a porch leading into the front lounge, a welcoming reception room featuring a chimney breast and practical vinyl flooring. To the rear, the kitchen provides a sociable and functional space, fitted with a good range of shaker-style base and eye-level units alongside a breakfast bar. Integrated appliances include an AEG induction hob set within the chimney recess and an electric oven, with additional space provided for a washing machine. Stairs rise to the first floor from this room, while useful under-stairs storage is also available. The kitchen flows seamlessly into a conservatory, enjoying a tiled floor and UPVC double-glazed windows and doors opening out to the rear garden.

To the first floor, the principal bedroom is a generous double room with fitted cupboards and shelving positioned above the stair bulkhead, providing useful further storage. Bedroom two is a well-proportioned single room and also houses the Worcester Bosch gas combination boiler. Completing the accommodation is the family bathroom, fitted with a corner bath with shower above, WC and pedestal wash basin, complemented by tiled walls and flooring.

Externally, the property benefits from a low-maintenance rear garden laid with artificial turf and enclosed by walled boundaries, along with a timber-built storage and seating area creating a pleasant outdoor space for relaxing or entertaining. To the front is a small garden area, with ample on-street parking available nearby.

Overall, this is a well-presented and conveniently located home offering generous living space, modern conveniences including UPVC double glazing and a Worcester Bosch gas combination boiler, and the advantage of being ready for immediate occupation with no onward chain.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

TBC.

Council Tax

Band C.

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley, BB7 9SP
Monday to Friday - 9.00am to 5.00pm
Saturday - 9.30am to 1.30pm

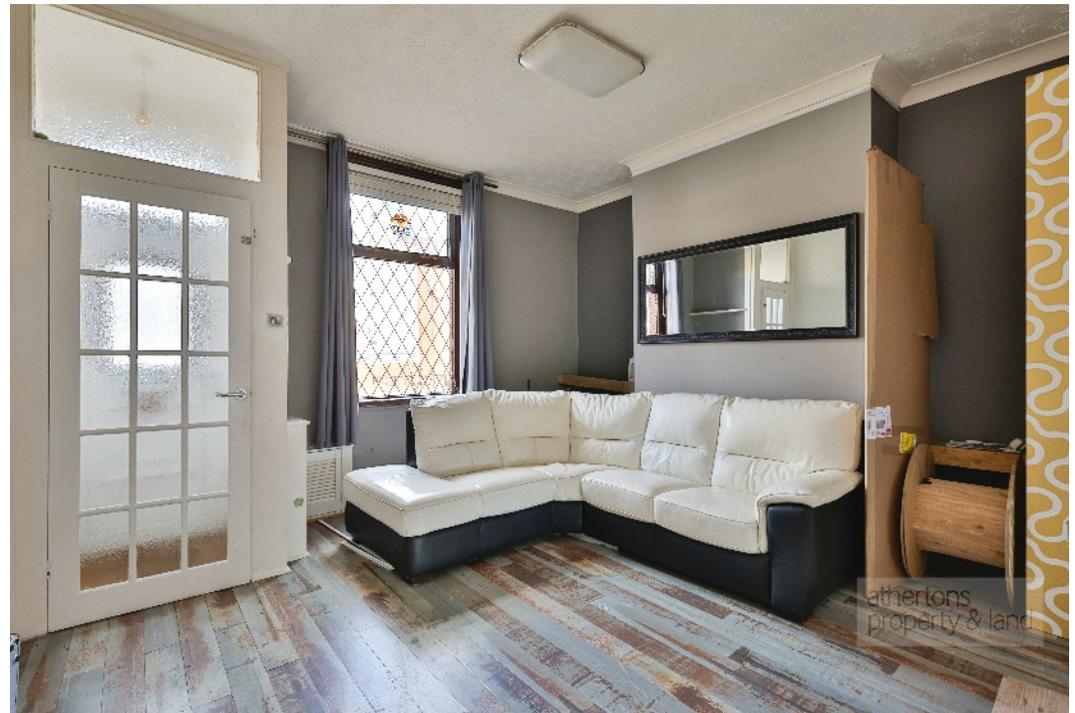
01254 828810

Money Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction)





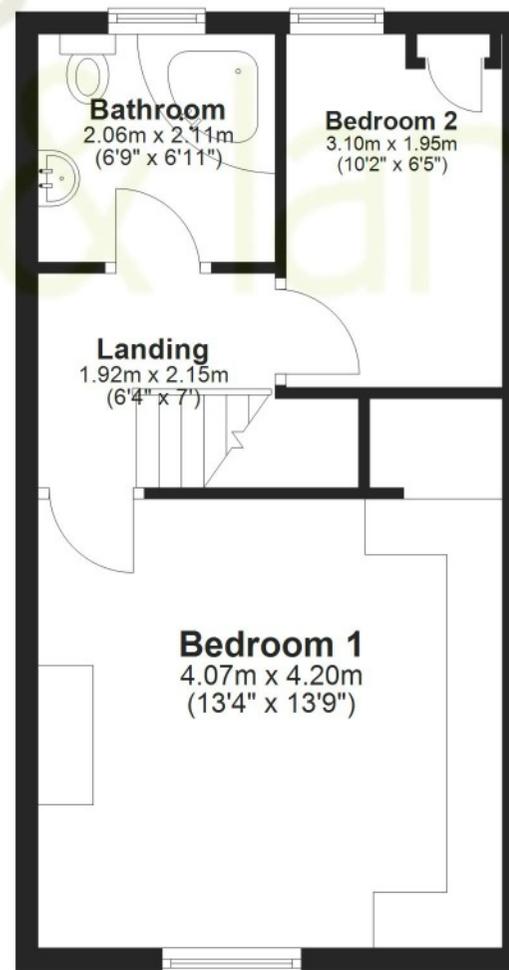
Ground Floor

Approx. 42.5 sq. metres (457.4 sq. feet)



First Floor

Approx. 34.4 sq. metres (370.4 sq. feet)



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 PlanUp.





about us



Established since 1994, Athertons are specialists in the sale and purchase of homes and land throughout the North West. We have offices in Whalley and Barrowford and with our expert local knowledge and a specialist service, our aim is to make the experience of buying and selling property and land a positive one. Athertons Property & Land has been successfully selling houses in the Lancashire property market for well over 30 years. During this time we have developed the valuable expertise and experience required to make the most of every opportunity to secure a sale whilst at the same time achieving the maximum price possible for

Selling any residential property whether it is your home or an investment is a significant and potentially stressful experience. At Athertons our aim is to ensure you a smooth, efficient and satisfying experience when selling your property. Our industry knowledge means we are able to provide you with more than an efficient selling experience but as much personal advice for your circumstances as you would like. Our sales and marketing approach uses both traditional values of communications together with evolving new technologies and this has allowed us to both improve the promotion of our clients' properties and deliver the most relevant information to our many registered buyers.

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