

Ground Floor



First Floor



Selby Close, Baxenden, BB5 2TQ

Offers Over £190,000

AN ENVIABLE SEMI DETACHED FAMILY HOME

Nestled in the sought-after area of Selby Close, Baxenden, this enviable semi-detached family home presents an exceptional opportunity for those seeking a blend of comfort and potential. Boasting three well-proportioned bedrooms and a stylish bathroom, this property is designed to cater to the needs of a growing family.

Upon entering, you will be greeted by an inviting reception room that offers versatile spaces for relaxation and entertainment. The open-plan kitchen and living area create a warm and welcoming atmosphere, perfect for family gatherings or casual dining. The added conservatory enhances the living space, allowing for an abundance of natural light and providing a serene spot to enjoy the beautiful woodland views that surround the property.

The home is tastefully decorated in neutral tones, providing a blank canvas for you to personalise and make your own. With ample off-road parking, convenience is at your fingertips, ensuring that you and your guests can come and go with ease.

Situated in a desirable location, this property is free from any chain delays, allowing for a smooth transition into your new home. Whether you are a first-time buyer or looking to upgrade, this charming residence offers the perfect setting for family life. Do not miss the chance to view this delightful property and envision the possibilities it holds for you and your loved ones.

For further information or to arrange a viewing please contact our Hyndburn branch at your earliest convenience.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	76
(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.

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 3  1  2  D

- Tenure Leasehold
 - Off Road Parking
 - Fitted Kitchen And Three Piece Bathroom Suite
 - Easy Access To Major Network Links
- Council Tax Band B
 - Three Well Proportioned bedrooms
 - No Chain Delay
- EPC Rating D
 - Ideal Family Home
 - Enviaible Garden Space With Woodland Views

Ground Floor

Entrance

UPVC door to hall.

Hall

5'9 x 4'1 (1.75m x 1.24m)

Wood effect lino and hard wood single glazed frosted double doors to reception room.

Reception Room

13'5 x 12'5 (4.09m x 3.78m)

UPVC double glazed leaded inset bow window, central heating radiator, coving, television point, gas fire with tiled hearth and surround, under stairs storage and open to kitchen/dining area.

Kitchen/Dining Area

15'5 x 12'5 (4.70m x 3.78m)

UPVC double glazed window, central heating radiator, range of matte wall and base units, granite effect surface, tiled splash back, composite sink and drainer with mixer tap, integrated electric oven with four ring gas hob, extractor hood, space for fridge freezer, plumbed for washing machine and dryer, integrated boiler, tiled effect lino, aluminium double glazed sliding to conservatory and UPVC double glazed door to rear.

Conservatory

10'10 x 9'5 (3.30m x 2.87m)

UPVC double glazed window, polycarbonate roof, tiled effect lino and UPVC double glazed French doors to rear.

First Floor

Landing

8'1 x 6'2 (2.46m x 1.88m)

UPVC double glazed window, loft access, doors to three bedrooms and bathroom.

Bedroom One

14'7 x 8'11 (4.45m x 2.72m)

UPVC double glazed leaded window and central heating radiator.

Bedroom Two

9'4 x 8'11 (2.84m x 2.72m)

UPVC double glazed window and central heating radiator.

Bedroom Three

9'6 x 6'10 (2.90m x 2.08m)

UPVC double glazed leaded window, central heating radiator and over stairs storage.

Bathroom

6'2 x 6'1 (1.88m x 1.85m)

UPVC double glazed frosted window, central heating radiator, panel bath with mixer tap, overhead direct feed rainfall shower with rinse head, pedestal wash basin with mixer tap, dual flush VWC, tiled elevation and wood effect lino.

External

Rear

Tiered garden with paving, mature shrubs and woodland access.

Front

Laid to lawn garden with off road parking.



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