



Selborne Street, Redlam, Blackburn, BB2 2SW



****FULLY MODERNISED 3 BED GARDEN FRONTED PROPERTY**** Crown Estate and Letting Agents are delighted to offer to the market this 3 bedroomed terraced property, conveniently situated in the Redlam area of Blackburn.

OIRO £89,950

Crown Estate and Letting Agents are delighted to offer to the market this 3 bedroomed terraced property, conveniently situated in the Redlam area of Blackburn.

The accommodation briefly consists of 2 reception rooms, a separate Kitchen, 3 bedrooms and a bathroom. Outside there is a yard to rear. The property benefits from gas central heating and double glazing.

The property is situated approximately just a mile away from Blackburn Town Centre. There are excellent schooling facilities nearby and handy commuting facilities as afforded by the nearby M65 and main arterial roads.

Ground Floor:

Entrance Vestibule

Dimensions: 1.32m x 1.17m

The entrance vestibule comprises of: uPVC double glazed door, coving and tiled flooring.

Hallway

Dimensions: 3.45m x 0.98m

The hallway comprises of: ceiling light point, double panel radiator, coving and carpet flooring.

Reception Room One

Dimensions: 3.98m x 3.36m

Reception room one comprises of: uPVC double glazed window, ceiling light point, double panel radiator, coving, under stair storage cupboard and carpet flooring.

Reception Room Two

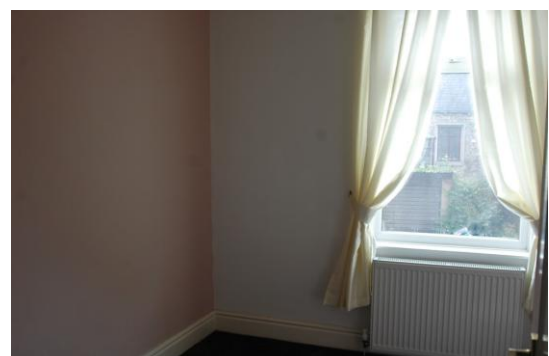
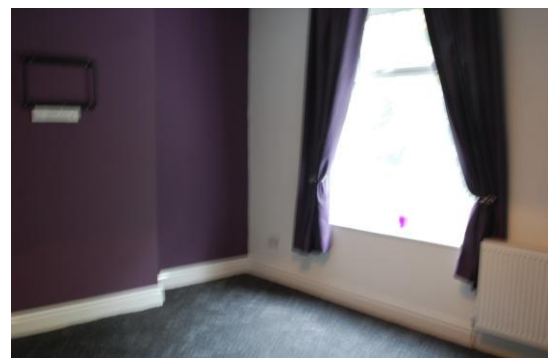
Dimensions: 4.58m x 3.96m

Reception room two comprises of: ceiling light point, double panel radiator, TV and telephone point, coving, carpet flooring and uPVC double glazed patio doors.

Kitchen

Dimensions: 2.91m x 2.38m

The kitchen consists of: uPVC double glazed window, cspotlight lighting, fully fitted wall and base units, electric oven with gas hob, stainless steel sink with mixer tap and drainer, plumbing for washing machine and tiled flooring.



First Floor:

Landing

Dimensions: 2.91m x 1.54m

The landing comprises of: ceiling light point, smoke alarm and carpet flooring.

Bedroom One

Dimensions: 4.64m x 3.95m

Bedroom one comprises of: uPVC double glazed window, ceiling light point, double panel radiator, coving and carpet flooring.

Bedroom Two

Dimensions: 3.06m x 2.36m

Bedroom two comprises of: uPVC double glazed window, ceiling light point, double panel radiator and carpet flooring.

Bedroom Three

Dimensions: 2.14m x 2.13m

Bedroom three comprises of: uPVC double glazed window, ceiling light point, double panel radiator and carpet flooring.

Bathroom

Dimensions: 2.43m x 2.34m

The bathroom is fully tiled and consists of: ceiling light point, hand wash basin, WC, bath with overhead shower, chrome towel rail and tiled flooring.

Outside

Externally there is a yard to the rear.

All descriptions in this brochure are the opinions of Crown Estate and Letting Agents and their employees with any additional information advised by the seller. Properties must be viewed in order to come to your own conclusions and decisions. Although every effort is made to ensure measurements are correct, please check all dimensions and shapes before making any purchases or decisions reliant upon them. Please note that any services, appliances or heating systems have not been tested by Crown Estate and Letting Agents and no warranty can be given or implied as to their working order.

