



Selborne Mews, Blackburn

“Offers Over” £120,000

An immaculate, semi-detached true bungalow, enjoying a quiet backwater location but convenient for all local amenities and Witton Park. The property is beautifully presented and provides superb living accommodation ideal for a couple or single person. There is an attractive lounge with dining area, fully fitted kitchen, a double bedroom with built in wardrobes and a three-piece bathroom with shower. The property is tastefully decorated throughout and has gas central heating and PVC double glazing. Externally, there are very impressive garden areas to the front and side with a small courtyard to the rear and parking to the front. Viewing is highly recommended.

TENURE

We are advised this property is Freehold but any prospective purchaser should seek clarification from their solicitor.



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ENTRANCE HALL

PVC front door, storage cupboard, loft access

FULLY FITTED KITCHEN

8' 5" x 6' 6" (2.57m x 1.98m) Wall and floor units including drawers, built in oven, gas hob, extractor, PVC double glazed window, radiator, stainless steel single drainer sink unit, plumbed for washer

THREE-PIECE BATHROOM

8' x 5' 4" (2.44m x 1.63m) Panelled bath with shower and screen, wash basin, WC, radiator, PVC double glazed window, boiler cupboard (gas fired central heating boiler unit)

DOUBLE BEDROOM

11' x 11' (3.35m x 3.35m) fitted wardrobes, radiator, PVC double glazed window

LOUNGE

16' 10" x 12' 1" (5.13m x 3.68m) Living flame gas fire in fire surround, PVC double glazed window, wall lights, radiator

OUTSIDE

Attractive garden areas to front and side, lawned with borders, parking for 2 cars to front

PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		