



# PROCTORS

ESTATE AGENTS

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## 1 Alberta Close, Blackburn, BB2 7DU

**£795 pcm**

A very well appointed two bedroomed semi-detached bungalow situated in the ever popular Lammack area of Blackburn. The accommodation briefly comprising entrance hallway, a spacious lounge, kitchen, two bedrooms with fitted wardrobes and a three-piece family bathroom with shower. Gas central heating and PVC double glazing are both installed. Externally, there are gardens to the front, side and rear and a driveway leading to a single garage. Viewing is highly recommended.



# 1 Alberta Close, Blackburn

## ACCOMMODATION

### ENTRANCE HALLWAY

### LOUNGE

16' 1" x 10' 8" (4.9m x 3.25m) Electric fire, laminate flooring, radiator, PVC double glazed window

### BEDROOM ONE

11' 9" x 10' 8" (3.58m x 3.25m) PVC double glazed window, radiator, fitted wardrobe

### BEDROOM TWO

8' 9" x 9' 0" (2.67m x 2.74m) PVC double glazed window, radiator, fitted wardrobe

### KITCHEN

12' 7" x 8' 9" (3.84m x 2.67m) Wall and base units, built in oven, hob & extractor, plumbed for washer, laminate flooring, radiator, PVC double glazed window

### THREE PIECE BATHROOM

Bath with shower over, wash basin, WC, fully tiled, heated towel rail/radiator, PVC double glazed window

### OUTSIDE

Gardens to the front, side and rear, driveway, single garage

### PLEASE NOTE

All properties are offered 6-months minimum contract period. We require 1 month's rent as deposit and 1 month's rent in advance. On application we will require one week's holding fee, the landlord has 15 days to make a decision. If the tenancy does go ahead, the holding fee will be refunded or deducted from the first month's rent. If the tenancy does not go ahead then the holding fee will be refunded within 7 days of the deadline being reached or the landlord backing out. A repayment will not be made if the tenant backs out of the tenancy agreement themselves, fails right to rent checks, has provided false or misleading information, or where the landlord tries their best to get the information needed but the tenant fails to provide it within the 15 days. We will require proof of ID and address for all applicants over the age of 18 that will occupying the property.



Proctors Darwen

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

70 C

88 B