



**7 Copper Beeches, Meins Road, Blackburn**

**£795 pcm**

### LOCATION

From the town centre, leave on Preston New Road, continue through Revidge traffic lights, turn left into Meins Road, and the property is on the right hand side.

### ACCOMMODATION

#### Entrance Hall

Double radiator, entry intercom, Karndean flooring, storage cupboard, boiler cupboard.



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### SieMatic Fully Fitted Kitchen

11'10 X 6'6 Fully fitted with wall and floor units including drawers, built in appliances including fridge, freezer, oven, gas hob, extractor, dish washer, microwave, washing machine, stainless steel single drainer bowl and a half sink unit, double radiator, Amtilo floor, spot lighting and under unit spot lighting, speakers in ceiling.

### Lounge with dining area

19'6 X 11'11 PVC double-glazed French doors leading to balcony, two radiators, wall lighting,

### Master Bedroom

14' X 8'5 Radiator, PVC double glazed window, with ceiling speakers.

### En-Suite Shower Room

Walk in shower, pedestal wash basin, W/C, chrome radiator/towel rail, Karndean floor.

### Bedroom 2

10'4 X 7'7 Radiator, PVC double-glazed window.

### Three Piece Bathroom

Three-piece suite comprising panelled bath, pedestal wash-basin, W/C, chrome radiator/towel rail, tiled walls and Karndean floor.

### Outside

Communal garden areas, secure under-ground parking for one car, one additional external parking space

### 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 be occupying the property.



Proctors Darwen

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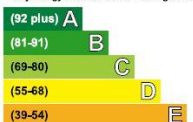
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#### Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
74	79