



PROCTORS

ESTATE AGENTS

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4 Read Street, Clayton Le Moors, Accrington

£550 pcm

An attractive corner terrace offering compact accommodation, ideal for a couple or single person. There is a lounge, kitchen, one double bedroom and an attractive three-piece bathroom. Gas central heating and PVC double glazing are both installed.



4 Read Street, Clayton Le Moors, Accrington

ACCOMMODATION

ENTRANCE VESTIBULE

LOUNGE

13' 7" x 10' 9" (4.14m x 3.28m) Cast iron fire place, PVC double glazed window, built in cupboard, radiator

KITCHEN

10' 3" x 8' 6" (3.12m x 2.59m) Wall and floor cupboards, Belfast sink, radiator, gas fired central heating boiler unit, plumbed for washer, tiled flooring

STAIRS TO FIRST FLOOR LANDING

BEDROOM ONE

13' 7" x 10' 10" (4.14m x 3.3m) PVC glazed window, wood flooring, fire place, radiator with cover

THREE PIECE BATHROOM

Panelled bath with shower attachment, wash basin, WC, PVC double glazed window, radiator/towel rail

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.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		