



26 Rannoch Drive, Blackburn

£1,250 pcm

A modern 4 bedroom detached property situated in the ever popular Cherry Tree area of Blackburn, which is close to all local amenities and railway network. The accommodation briefly comprises entrance hall, lounge, dining room, fully fitted kitchen, downstairs WC, utility room, conservatory, four first floor bedrooms, one with en suite and a three piece family bathroom. The property is complimented by PVC double glazing and gas central heating. Externally there is a driveway leading to a single garage with gardens front and rear.

ACCOMMODATION

ENTRANCE HALLWAY

Laminate floor, radiator



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LOUNGE

15' 1" x 11' (4.6m x 3.35m) PVC double glazed window, laminate floor, PVC door through to ;

CONSERVATORY

8' 4" x 8' (2.54m x 2.44m) PVC double glazed windows, tiled floor

TWO PIECE CLOAKROOM

Low level WC, wash basin, radiator, PVC double glazed window, laminate floor

KITCHEN

13' 9" x 9' 9" (4.19m x 2.97m) Wall and base mount units with drawers, built in oven, built in hob, extractor, stainless steel sink drainer unit, radiator, PVC double glazed window

BEDROOM 1

12' 7" x 10' 8" (3.84m x 3.25m) Fitted wardrobes, PVC double glazed window, radiator

EN SUITE

Low level WC, wash hand basin, shower, PVC double glazed window, radiator

BEDROOM 2

9' x 13' 3" (2.74m x 4.04m) PVC double glazed window, fitted wardrobes, radiator

BEDROOM 3

9' x 9' 8" (2.74m x 2.95m) PVC double glazed window, radiator

BEDROOM 4

9' 7" x 7' 10" (2.92m x 2.39m) PVC double glazed window, radiator

THREE PIECE BATHROOM

Low level WC, wash hand basin, bath, radiator

OUTSIDE

Gardens to the front 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



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|------------------|------|
| Council Tax Band | Band |
| Local Authority | |
| EPC Rating | 65 |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential tenants are advised to recheck the measurements.

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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 | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |