



17 Ramsey Road, Blackburn

£800 pcm

A three bedroomed garden fronted mid terrace in a popular and convenient residential area with easy access to Blackburn Royal Hospital, Shadsworth Business Park and the Town Centre. The well presented accommodation has a separate lounge with wood burning stove, a fully fitted dining kitchen which opens to a superb rear garden, three bedrooms and three piece bathroom with shower. It also has a boarded loft. It has gas central heating and PVC double glazed windows.



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ACCOMMODATION

ENTRANCE HALL

Radiator, PVC double glazed door, cupboard understairs

LOUNGE

12' 4" x 13' 6" (3.76m x 4.11m) Into PVC double glazed bay window, wood burning stove, electric radiator

OPEN-PLAN DINING KITCHEN

18' 8" x 12' 2" (5.69m x 3.71m) Wall & floor units including drawers, built in oven, gas hob, extractor, stainless steel single drainer sink unit, laminate flooring, radiator, PVC double glazing patio doors

STAIRS TO FIRST FLOOR

LANDING

Loft access - boarded with lighting

BEDROOM ONE

11' 7" x 10' 6" (3.53m x 3.2m) Laminate flooring, radiator, PVC double glazed window

BEDROOM TWO

12' 6" x 12' 1" (3.81m x 3.68m) Laminate flooring, radiator, PVC double glazed window

BEDROOM THREE

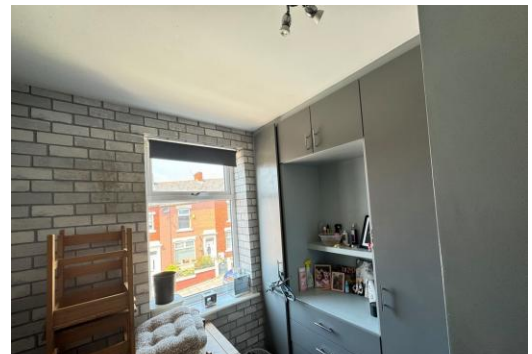
8' 7" x 6' 0" (2.62m x 1.83m) Plus fitted wardrobes & drawers, radiator, PVC double glazed window

THREE PIECE BATHROOM

8' 2" x 5' 9" (2.49m x 1.75m) Panelled bath with shower & screen, wash basin, WC, PVC double glazed window

OUTSIDE

Flagged patio, raised lawned areas (astro-turf), timber shed



Council Tax Band
Local Authority
EPC Rating

Band A
Blackburn with Darwen Borough Council
D

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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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 weeks 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 months 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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