



# PROCTORS

ESTATE AGENTS

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**17 England Avenue, Fernhurst Farm**

**£950 pcm**

## LOCATION

Head northwest on Blakey Moor toward Duke Street, Turn left onto St Paul's Street, Turn left onto Montague Street, turn left onto King Street, slight right onto Bolton Road, turn right onto Jack Walker Way. Turn right onto England Avenue and the property will be on the left hand side.

## ACCOMMODATION

### Entrance Hall





## 17 England Avenue, Fernhurst Farm

Radiator, cupboard under stairs

### Lounge

12'7 x 17'4 Two PVC double glazed windows, electric fire, two radiators

### Open Fully Fitted Breakfast Kitchen

19'5 x 17'5 Wall and floor units including drawers, built in double oven, microwave, hob, extractor, fridge, freezer, stainless steel single drainer unit, PVC double glazed windows, PVC doors through to;



### Sun Room

28'4 x 9'4 Three PVC double glazed windows, PVC french doors, three velux windows, two radiators, laminate floor



### FIRST FLOOR LANDING

PVC double glazed window, radiator

### Bedroom 1

12'8 x 11'1 Two PVC double glazed windows, radiator



### En Suite

Shower, wash basin, WC, radiator, PVC double glazed window

### Bedroom 2

16'7 x 8'8 Radiator, PVC double glazed window



### Bedroom 3

9'5 x 8'10 Radiator, PVC double glazed window

### Bedroom 4

10'4 x 6' Radiator, PVC double glazed window



### Family Bathroom

Panelled bath with shower over, WC, wash basin, radiator, PVC double glazed window

### Outside



Council Tax Band  
Local Authority  
EPC Rating

Band E

TBC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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.

## 17 England Avenue, Fernhurst Farm

Gardens to the front and rear, garage with gas fired central heating boiler unit

### 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 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 occupy the property.



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