



PROCTORS
ESTATE AGENTS

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56 Queensway, Blackburn, BB2 4QT

£1,100 pcm

A very attractive semi-detached true bungalow in an elevated position with open fields to the rear and good views to the front. There are 2 bedrooms plus study, lounge, fully fitted dining kitchen, sun lounge, bathroom with jacuzzi bath, low maintenance gardens and parking for 2 cars



56 Queensway, Blackburn

ACCOMMODATION

ENTRANCE PORCH

PVC double glazed window and door

ENTRANCE HALL

Radiator, loft access, built in cupboard

BEDROOM 2

9' 2" x 8' 2" (2.79m x 2.49m) Radiator, PVC double glazed window

LOUNGE

14' 11" x 10' 4" (4.55m x 3.15m) Double radiator, PVC double glazed window, wood burning stove, (CMA)

DINING KITCHEN

10' 9" x 10' 4" (3.28m x 3.15m) Fully fitted wall and floor units including drawers, built in oven, gas hob, extractor, stainless steel sink drainer unit, tiled floor, dishwasher

CONSERVATORY

13' 9" x 7' 6" (4.19m x 2.29m) PVC double glazed windows and french doors, tiled floor

UTILITY ROOM

9' 11" x 8' 4" (3.02m x 2.54m) 2 PVC double glazed windows & door, double radiator, tiled floor

STUDY/BEDROOM 3

8' 5" x 6' (2.57m x 1.83m) PVC double glazed window, radiator

BEDROOM 1

11' 7" x 9' 2" (3.53m x 2.79m) Radiator, PVC double glazed window

BATHROOM

Jacuzzi bath with shower and screen, wash basin, WC, PVC double glazed window, tiled floor, radiator, spotlighting



| | |
|------------------|------|
| Council Tax Band | Band |
| Local Authority | |
| EPC Rating | 67 |

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.

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OUTSIDE

Rear garden, parking for 2 cars, front garden

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 occupy the property.



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |