



# PROCTORS

ESTATE AGENTS

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**28 Maricourt Avenue, Blackburn, BB1 3NP**

**£725pcm**

A recently refurbished semi-detached house on a corner plot at Intack. The accommodation has a lounge, new fully fitted kitchen, two bedrooms and three-piece bathroom. It has gas central heating, PVC double glazed windows and new carpets. There are gardens to the front, side and rear.





28 Maricourt Avenue, Blackburn

ACCOMMODATION

ENTRANCE HALL

LOUNGE

14' 11" x 11' 5" (4.55m x 3.48m) 2 x PVC double glazed windows, double radiator

NEW FULLY FITTED KITCHEN

14' 11" x 7' 11" (4.55m x 2.41m) Wall & floor units including drawers, built in oven, hob, stainless steel single drainer sink unit, gas fired central heating boiler unit, 3 x PVC double glazed windows, double radiator, cupboard understairs

STAIRS TO FIRST FLOOR

LANDING

BEDROOM ONE

14' 11" x 11' 6" (4.55m x 3.51m) 2 x PVC double glazed windows, radiator, built in wardrobes

BEDROOM TWO

11' 0" x 7' 5" (3.35m x 2.26m) Radiator

BATHROOM

Panelled bath with shower above, wash basin, WC

OUTSIDE

Gardens to the front, side & rear

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.



Proctors Blackburn

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