



PROCTORS

ESTATE AGENTS

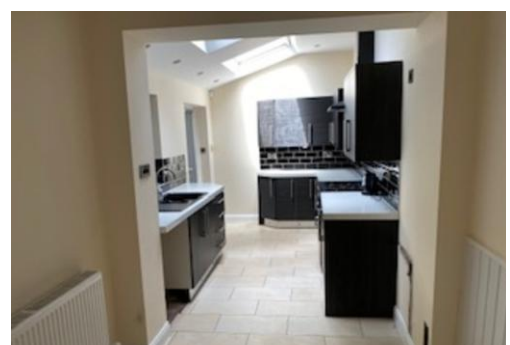
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62 Queen Victoria Street, Blackburn, BB2 2RZ

£850 pcm

A fabulous five bedroom, two bathroom and extended property. This is an ideal family home close to all amenities, fully modernised, with two reception rooms, an extended fully fitted dining kitchen, separate utility room, four first floor bedrooms, a fully tiled family bathroom and second floor bedroom with en suite shower room. Gas central heating and PVC double glazing are both installed. Viewing is essential.



62 Queen Victoria Street, Blackburn

ACCOMMODATION

ENTRANCE VESTIBULE

ENTRANCE HALL

Radiator

SITTING ROOM

12' x 10' 8" (3.66m x 3.25m) Wood fire surround, radiator, PVC double glazed window

LIVING ROOM

15' 9" x 11' 5" (4.8m x 3.48m) Radiator, PVC double glazed window, cupboard under the stairs

EXTENDED FULLY FITTED DINING KITCHEN

23' 5" x 7' 5" (7.14m x 2.26m) Wall and floor units including drawers, large slot in oven and range, single drainer sink unit, tiled walls and floor, two velux double glazed windows, PVC double glazed french doors, spotlighting

UTILITY ROOM

7' 10" x 6' 4" (2.39m x 1.93m) PVC double glazed patio doors, gas fired central heating boiler unit

FIRST FLOOR LANDING

BEDROOM ONE

12' 1" x 7' 7" (3.68m x 2.31m) Radiator, PVC double glazed window

BEDROOM TWO

10' 7" x 7' 6" (3.23m x 2.29m) Radiator, PVC double glazed window

BEDROOM THREE

9' 6" x 7' 6" (2.9m x 2.29m) Radiator, PVC double glazed window

BEDROOM FOUR

10' 3" x 6' 6" (3.12m x 1.98m) Radiator, PVC double glazed window

THREE PIECE BATHROOM

Panelled bath with shower and screen, wash basin, WC, radiator/towel rail, tiled floor, spotlighting



Council Tax Band	Band
Local Authority	
EPC Rating	68d

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

BEDROOM FIVE

12' 2" x 9' 6" (3.71m x 2.9m) Velux PVC double glazed window, spotlighting, radiator, en suite shower room

OUTSIDE

Rear yard

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 a ddress 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		
69-80	C		
55-68	D	68 D	80 C
39-54	E		
21-38	F		
1-20	G		