



PROCTORS
ESTATE AGENTS

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The Rest, 186 Brandy House Brow, Blackburn, BB2 3EY

£1,200 pcm

Internal inspection is essential to fully appreciate this completely renovated and refurbished semi-detached property, conveniently close to Royal Blackburn Hospital and all other amenities nearby + in the town centre. The accommodation has 4 bedrooms (one with en suite shower room), a fully tiled three piece bathroom with shower, an open plan split level ground floor arrangement with a fully fitted kitchen with quality units and appliances. It also enjoys an attached large storeroom ideal for bikes or leisure equipment (home gym). There is gas central heating, PVC double glazing, neutral decorations and new carpets throughout.



186 Brandy House Brow , Blackburn

ACCOMMODATION

OPEN PLAN SPLIT LEVEL

34' 5" x 12' 9" (10.49m x 3.89m) (overall)

FULLY FITTED KITCHEN AREA

13' 4" x 10' (4.06m x 3.05m) Wall and floor units including drawers, Bosch appliances including built in oven, microwave, gas hob, dishwasher, gas fired central heating boiler unit, vertical radiator, tiled floor, 2 PVC double glazed windows, patio doors

FIRST FLOOR LANDING

Loft access

FULLY TILED THREE PIECE BATHROOM

Panelled bath with shower and screen, wash basin, WC, fully tiled walls and floor, chrome radiator/towel rail, PVC double glazed window

BEDROOM 1

12' 7" x 10' 8" (3.84m x 3.25m) Radiator, PVC double glazed window

EN SUITE SHOWER ROOM

Corner shower, wash basin, WC, chrome radiator/towel rail, fully tiled walls and floor units

BEDROOM 2

10' 8" x 9' 10" (3.25m x 3m) Radiator, PVC double glazed window

BEDROOM 3

12' 8" x 8' 1" (3.86m x 2.46m) Radiator, 2 PVC double glazed windows

BEDROOM 4

8' 1" x 7' 2" (2.46m x 2.18m) Radiator, PVC double glazed window

BASEMENT/STORE

23' x 13' (7.01m x 3.96m) 2 rooms access to rear



Council Tax Band
Local Authority
EPC Rating

Band
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.

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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 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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