



**PROCTORS**  
ESTATE AGENTS

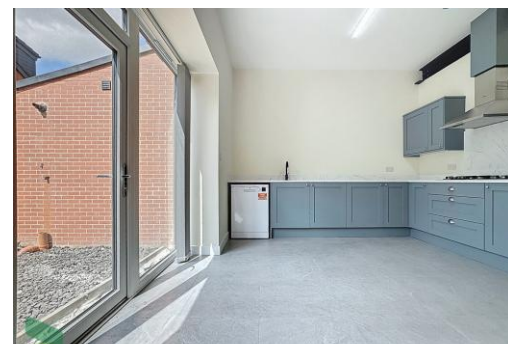
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**The Stop, 188 Brandy House Brow, Blackburn, BB2 3EY**

**£1,200 pcm**

Viewing is essential to fully appreciate this completely refurbished semi detached property conveniently situated close to Royal Blackburn Hospital and all amenities in the town centre. The accommodation has 4 bedrooms (one with en suite shower room) a fully tiled family bathroom with bath and shower, 2 reception rooms an open plan fully fitted dining kitchen and a separate utility room. It has gas central heating, PVC double glazing, new flooring and carpets and neutral decorations throughout. Ideal for a larger family, people working from home or sharing.



188 Brandy House Brow , Blackburn

ACCOMMODATION

ENTRANCE HALL

FULLY TILED TWO PIECE CLOAKS

WC, wash basin, fully tiled walls and floor, heated towel rail

SITTING ROOM

12' 6" x 9' (3.81m x 2.74m) Radiator, PVC double glazing, laminate floor

LIVING ROOM

10' 8" x 10' 2" (3.25m x 3.1m) Radiator, PVC double glazing, laminate floor

OPEN PLAN FULLY FITTED DINING KITCHEN

14' 6" x 11' 6" (4.42m x 3.51m) Wall and floor units including drawers, bosch appliances, built in oven, gas hob, extractor, microwave, sink option, vertical radiator, tiled floor, PVC double glazed window and french door

UTILITY ROOM

12' x 5' 4" (3.66m x 1.63m) Plumbed for washer, tiled floor, gas fired central heating boiler unit

FIRST FLOOR LANDING

FULLY TILED BATHROOM

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

BEDROOM 1

10' 10" x 10' 2" (3.3m x 3.1m) Radiator, PVC double glazed window

EN SUITE SHOWER ROOM

Shower, wash, WC, fully tiled walls and floor

BEDROOM 2

13 ' 11" x 10' 1" (4.24m x 3.07m) Radiator, PVC double glazed window



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 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.

## 188 Brandy House Brow, Blackburn

### BEDROOM 3

11' 7" x 9' 1" (3.53m x 2.77m) Radiator, PVC double glazed window

### BEDROOM 4

8' 3" x 6' 7" (2.51m x 2.01m) Radiator, PVC double glazed window

### 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.



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