



# PROCTORS

ESTATE AGENTS

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## 12a Pinewood, Blackburn

£675 pcm

A refurbished first floor flat in this sought after residential area at Holly Tree Village, with shops (including Tesco express) all on hand. The accommodation has a spacious lounge, a small but functional fully equipped kitchen, 2 double bedrooms (one with fitted wardrobes) and a three piece bathroom with shower. It has gas central heating and PVC double glazing. It has been redecorated throughout and has new carpets.



## 12a Pinewood, Blackburn

### ACCOMMODATION

#### VESTIBULE

PVC front door

#### ENTRANCE HALL

Radiator, storage cupboard, laminate floor

#### LOUNGE

17' x 13' 11" (5.18m x 4.24m) (max) Radiator, wall mounted electric fire, PVC double glazed window

#### KITCHEN

7' 8" x 6' (2.34m x 1.83m) Wall and floor units including drawers, stainless steel sink drainer unit, slot in oven, fridge freezer, washing machine, gas fired central heating boiler unit, PVC double glazing

#### BEDROOM 1

15' 5" x 7' 9" (4.7m x 2.36m) Radiator, PVC double glazing

#### BEDROOM 2

15' 5" x 8' 11" (4.7m x 2.72m) Radiator, PVC double glazing, fitted wardrobes and matching drawers and cupboards

#### THREE PIECE BATHROOM

Panelled bath with shower over, wash basin, WC, radiator

#### 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 Darwen

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