



PROCTORS
ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
Email. darwen@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



62 Nuttall Street, Blackburn

£695 pcm

Viewing is highly recommended to fully appreciate this tastefully modernised mid terrace in this sought after locality at Ewood. There are two reception rooms, separate fitted kitchen, two bedrooms and a three piece bathroom with shower. It has gas central heating and PVC and PVC double glazing.



62 Nuttall Street, Blackburn

ACCOMMODATION

VESTIBULE

Entrance hall, radiator

SITTING ROOM

10' 10" x 10' 9" (3.3m x 3.28m) Radiator, PVC double glazing

LIVING ROOM

14' 6" x 12' 6" (4.42m x 3.81m) Double glazed window, PVC double glazing, radiator

FULLY FITTED KITCHEN

7' 10" x 7' 5" (2.39m x 2.26m) Wall and floor units including drawers, single drainer sink unit, PVC double glazed window, double radiator

BEDROOM 1

12' 9" x 11' 1" (3.89m x 3.38m) Fitted wardrobes, radiator, PVC double glazed window

BEDROOM 2

9' 9" x 9' 2" (2.97m x 2.79m) Radiator, PVC double glazed window, gas central heating boiler unit

THREE PIECE BATHROOM

Panelled bath with shower and screen, wash basin, double radiator, PVC double glazed window, built in cupboard

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 address for all applicants over the age of 18 that will occupying the property.

