



PROCTORS

ESTATE AGENTS

2 Preston New Road, Blackburn, Lancashire, BB2 1AW
Tel. 01254 582489
Email. blackburn@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



14 Ridgeway Avenue, Blackburn, BB2 3WE

£750 pcm

* Preliminary advert * An immaculate two bedroomed true bungalow with garden and off road parking. The property is on a residential estate convenient for Royal Blackburn Hospital and junctions 4 and 5 of M65. The accommodation briefly comprises attractive lounge, fully fitted kitchen and a 3-piece shower room. Gas central heating & PVC double glazing are both installed.

14 Ridgeway Avenue, Blackburn

ACCOMMODATION

ATTRACTIVE LOUNGE

FULLY FITTED KITCHEN

BEDROOM ONE

BEDROOM TWO

THREE-PIECE SHOWER ROOM

OUTSIDE

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		72 C	90 B