



PROCTORS

ESTATE AGENTS

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4 Kings Bridge Street, Blackburn, BB2 4PL

£695pcm

A well-maintained garden fronted mid-terrace house, conveniently situated close to the centre of Mill Hill. The accommodation has the benefit of a lounge, fully fitted dining kitchen, separate utility room, three bedrooms and a three-piece bathroom with shower. Gas central heating and PVC double glazing are both installed. Viewing is highly recommended.



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ENTRANCE VESTIBULE

SITTING ROOM

11' 2" x 13' 6" (3.4m x 4.11m) PVC double glazed window, radiator, spotlighting

DINING KITCHEN

13' 6" x 12' 4" (4.11m x 3.76m) Wall and floor units including drawers, built in oven, hob & extractor, stainless steel single drainer sink unit, cupboard under stairs

UTILITY ROOM

6' 5" x 5' 2" (1.96m x 1.57m) Stainless steel single drainer sink unit, gas fired central heating boiler unit, PVC double glazed window, radiator

STAIRS TO FIRST FLOOR LANDING

BEDROOM ONE

14' 2" x 13' 6" (4.32m x 4.11m) PVC double glazed window, radiator, spotlighting

BEDROOM TWO

9' 7" x 7' 9" (2.92m x 2.36m) PVC double glazed window, radiator

BEDROOM THREE

9' 7" x 5' 5" (2.92m x 1.65m) PVC double glazed window, radiator

THREE PIECE BATHROOM

Panelled bath with shower and screen, wash basin, WC, tiled splashbacks

OUTSIDE

Garden fronted, 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.

