



## 4 Horden View, Blackburn, BB2 5DH

£1,200 pcm

Four bedroom semi detached dormer bungalow situated in the ever popular Feniscowles area of Blackburn, close to all excellent local amenities and within easy reach of this M65 motorway. The accommodation briefly comprising entrance vestibule, lounge with open kitchen, two ground floor bedrooms, served by a three piece family bathroom. To the first floor there are two further bedrooms served by a three piece shower room. There is also an additional room which could be used as an office space or study. The property is complemented by PVC double glazing & gas central heating, with gardens to the front & rear. There is also a driveway leading to the single garage which provides off road parking. Early viewing is highly recommended.



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### ACCOMMODATION

#### ENTRANCE VESTIBULE

#### LOUNGE

15' 5" x 12' 5" (4.7m x 3.78m) PVC double glazed window, 2 x radiator

#### OPEN KITCHEN

8' 2" x 6' 9" (2.49m x 2.06m) Wall & base mounted units, built in oven, hob, extractor fan, plumbed for washer, integrated fridge/freezer, stainless steel single drainer sink unit with mixer tap, PVC double glazed window & door

#### BEDROOM ONE

15' 0" x 9' 2" (4.57m x 2.79m) PVC double glazed French doors, radiator

#### BEDROOM TWO

9' 11" x 9' 2" (3.02m x 2.79m) PVC double glazed, radiator

#### THREE PIECE BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over, heated towel rail, PVC double glazed window

#### STAIRS TO FIRST FLOOR

#### BEDROOM THREE

11' 7" x 9' 8" (3.53m x 2.95m) PVC double glazed window, radiator

#### BEDROOM FOUR

11' 6" x 8' 2" (3.51m x 2.49m) PVC double glazed window, radiator

#### OFFICE/STUDY

17' 3" x 7' 11" (5.26m x 2.41m) Measured to widest point, 2 x Velux windows, radiator



Council Tax Band  
Local Authority  
EPC Rating

Band  
66d

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.

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### THREE PIECE SHOWER ROOM

Low level WC, wash hand basin set in vanity unit, double walk in shower cubicle, heated towel rail, Velux window

### OUTSIDE

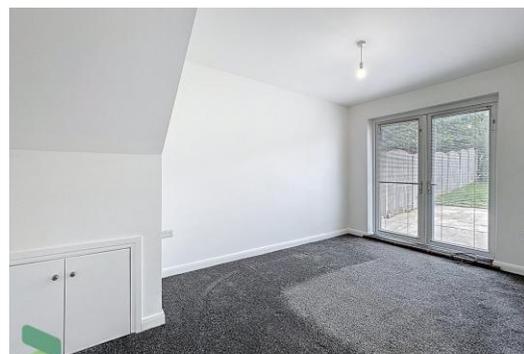
Gardens to front & rear, driveway leading to the single garage

### 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.

### VIRTUAL STAGING DISCLAIMER

Please note that this property has been virtually staged on some of the photos. The furnishings and décor shown are for illustrative purposes only.



Proctors Darwen

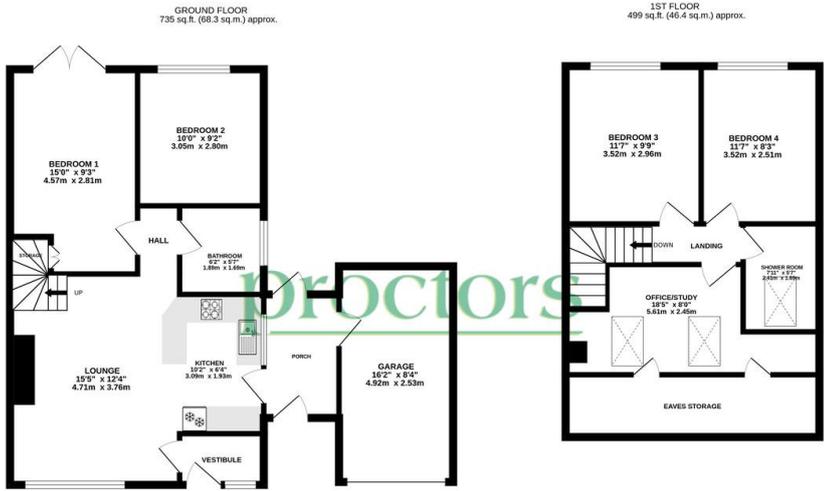
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4 HORDEN VIEW - MARKETING BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA: 1234 sq.ft. (114.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		