



PROCTORS
ESTATE AGENTS

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2 St Peters Close, Blackburn

£1,150 pcm

An attractive semi-detached true bungalow in this popular cul-de-sac in this sought after residential area of Salisbury. The property has been improved and provides well presented accommodation throughout. There are two bedrooms, a three-piece bathroom with shower, a large fully fitted kitchen. The garage has been converted to provide two additional rooms. Gas central heating and PVC double glazing are both installed. Externally there are low maintenance garden areas to the front and rear. Internal inspection recommended.

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LOCATION

From Blackburn town centre proceed out along Barbara Castle Way, turning left into Whalley New Road, at the roundabout turn right and continue still on Whalley New Road, turn left at traffic lights onto Ribchester Road, turn left onto Ryden Road, and left again onto St Peters Close.

ACCOMMODATION

Entrance Hall

Lounge

12'1 x 14'10 Into PVC double glazed bay window, radiator, modern fire place (electric fire).

Bedroom 1

11'5 x 11' Radiator, PVC double glazed window.

Bedroom 2

9'10 x 8'5 Radiator, PVC double glazed window.

Dining Kitchen

10'6 x 10'4 Wall and floor units, built in oven, gas hob, extractor, stainless steel single drainer sink unit, gas fired central heating boiler unit, PVC double glazed window and door, radiator, built in fridge/freezer.

Three-piece Bathroom

Panelled bath with shower over, wash basin, WC, PVC double glazed window, chrome radiator/towel rail, tiled floor, spotlighting.

Outside

Low maintenance gardens front and rear, driveway, garage.



Council Tax Band	Band
Local Authority	
EPC Rating	59d

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



Proctors Darwen

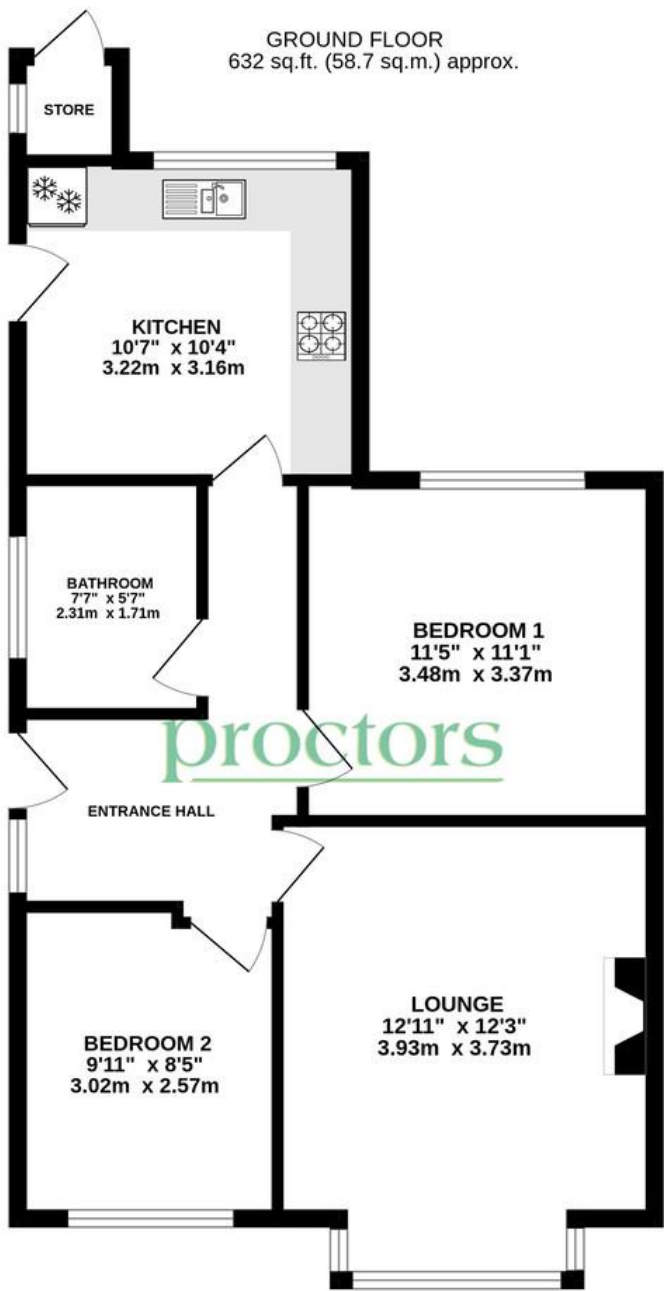
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2 ST. PETERS CLOSE - MARKETED BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA : 632 sq.ft. (58.7 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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