



26 Brownhill Road, Blackburn

£800 pcm Freehold

TWO BEDROOM SEMI DETACHED HOME AVAILABLE WITHOUT DELAY

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Two bedroom semi-detached which has a number of upgraded elements including modern kitchen and conservatory, in popular Brownhill area. The accommodation comprises of a lounge, spacious kitchen with central island, conservatory, utility room, two bedrooms and a bathroom. There is a garden to the front and rear, double glazing and gas central heating with underfloor heating in kitchen and conservatory. There are local shops within walking distance and junction 6 of the M65 motorway is within 2 miles.

FEES

£800 - 1st month's rent

£923 Deposit

TOTAL - £1723



Hall

Feature vertical radiator, central heating control panel, stairs to first floor and door to reception room one.

Lounge

12'6" x 12'10" (3.8m x 3.91m). Double glazed bay window to front, radiator, telephone point, space for built-in fire and down lighters.

Kitchen Diner

9'10" x 12'6" (3m x 3.8m). Black high gloss wall and base units with complementary wood effect work surfaces over, central island, double Siemens oven, induction hob, space for dishwasher, sink with mixer tap, tiled flooring, electric underfloor heating, down lighters, door to utility area and opening to conservatory

Conservatory

10'11" x 12'6" (3.33m x 3.8m). Two radiators, underfloor heating, three wall light points, tiled flooring, double glazed surround and apex ceiling.

Landing**Bedroom 1**

11'7" x 15'9" (3.53m x 4.8m). Two double glazed windows to front and two radiators.

Bedroom 2

10'8" x 11'3" (3.25m x 3.43m). Double glazed window to rear, ceiling light point and radiator.

Bathroom

4'9" x 6'1" (1.45m x 1.85m). Double glazed window to rear, three-piece suite comprising bath, low level WC, pedestal wash hand basin, down lighters, radiator and part tiled elevations.



