

**AINSWORTH LORD
ESTATES**



**27 CORNELIAN STREET
BLACKBURN**

£850 Per

LARGE 4 BEDROOM PROPERTY ** 2 RECEPTION ROOMS ** DOWNSTAIRS WC, PLUS 2 BATHROOMS **
LARGE FAMILY HOME ** AVAILABLE NOW ** SET OVER 3 FLOORS ** REAR YARD ** POPULAR LOCATION



• LARGE FAMILY HOME • 2 RECEPTION ROOMS • LOVELY FITTED KITCHEN • 2 BATHROOMS PLUS DOWNSTAIRS WC!

FULL DESCRIPTION

Ainsworth Lord Estates are delighted to offer for rent this Large Family Home on Cornelian Street, Roe Lee, Blackburn.

There is on road parking to the front.

The property comprises of..

Entrance Vestibule

Lounge

2nd Reception Room

Kitchen

Downstairs WC

Rear Yard

1st Floor-

Master Bedroom

2nd Bedroom (double)

Family Bathroom

2nd Floor-

Attic Bedroom (ideal for child's bedroom or storage)

3rd Bedroom (double)

Another Bathroom!

Outside there is a rear yard.

Interested?

Before you call us, you need to check out the important stuff.
Criteria:

You will require:

References.

Income:

To qualify for this property you - the tenant(s) will need to have an income of equivalent to 30 x the monthly rent, so for this property, that's 30 X £850 which is: £25,850

You Will NEED a Home Owner Guarantor.

The amount of money you will need before you can move in is:
On application you will pay one weeks rent as a holding deposit which will come off the first month's rent on move in. If the tenant pulls out for any reason or fails references the holding deposit is non refundable.

Application process takes 6-10 working days.

Then at Point of Moving In -
£850 First Months Rent minus the holding deposit paid on application
Plus Deposit of £850

Proof of Id

Copyright Reserved.



- 4 GOOD SIZED BEDROOMS • GOOD LOCATION • HOME OWNER GUARANTOR
- REQ • AVAILABLE NOW • REAR YARD • NO PETS

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the agent's express prior written consent. The agent's copyright must remain on all reproductions of material taken from this website.

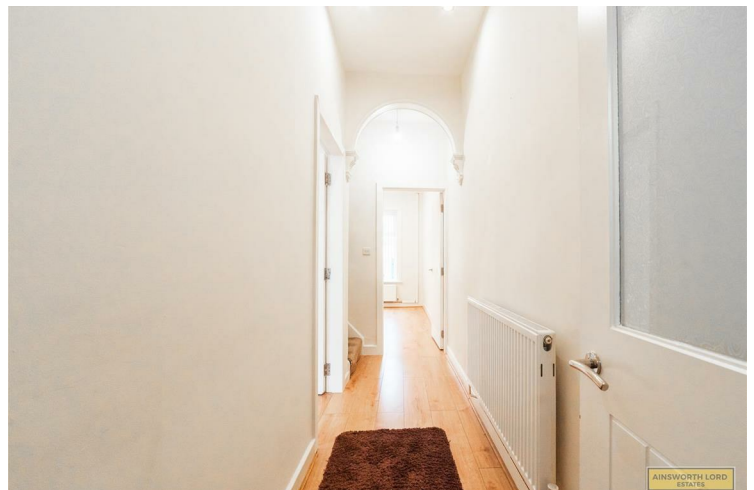
ALL VIEWINGS ARE TO BE ARRANGED THROUGH AINSWORTH LORD ESTATES AND ARE STRICTLY BY APPOINTMENT ONLY.

If we take a Deposit, it will be registered with one of the Government's Approved Schemes and sent off to them.

No Pets

Proof of Id will be required for all named Tenants and the Home Owner Guarantor.

Remember, this property is available: NOW



Ground Floor

Approx. 51.5 sq. metres (554.6 sq. feet)



AINSWORTH LORD
ESTATES

First Floor

Approx. 39.5 sq. metres (425.6 sq. feet)



Second Floor

Approx. 37.6 sq. metres (404.8 sq. feet)



Total area: approx. 128.7 sq. metres (1385.1 sq. feet)

For illustrative purpose only
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

Darwen Office Lettings
49 Market Street
Darwen
Lancashire
BB3 1PS

01254 819298
Darwen@AinsworthLordEstates.com
www.ainsworthlordestates.com

AINSWORTH LORD
ESTATES