



4 Lilac Terrace, Mellor Brook, Blackburn

£950 pcm

This charming renovated cottage offers a blend of traditional character and modern comfort, set within a peaceful semi-rural setting. The stone built porch leads into a spacious lounge with fireplace, built in dresser-style unit and original wood beams to the ceiling, a newly fitted dining kitchen with 'Shaker' style units offering ample space for dining and entertaining. The first floor has a newly fitted fully tiled shower room, there is a generous size main bedroom and a small second bedroom. All the rooms on the first floor have vaulted ceilings and original oak beams. Benefits include gas fired under floor heating and PVC double-glazed windows. In our opinion this cottage is set in scenic surroundings with a community feel with good access to local pub, schools, and shops in nearby villages. It has easy road links to to Blackburn, Preston and the wider motorway network (M6/M65), making it practical for commuting.



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STONE BUILT ENTRANCE PORCH

New composite front door, door through to;

LIVING ROOM

15' 10" x 14' 47" (4.83m x 5.46m) Measurements into recess. PVC double-glazed window, fireplace with stove effect electric fire, built in dresser style unit, meter cupboard, spotlighting and original beams to ceiling, half glazed door through to;

NEWLY FITTED DINING KITCHEN

15' 05" x 14' 50" (4.7m x 5.54m) Fitted 'Shaker' style wall and floor units including drawers, breakfast bar, black single drainer sink unit with mixer tap, black electric hob, built in under over, black extractor hood, plumbed for automatic washing machine, tiled floor, PVC double-glazed window, PVC exterior door (to communal rear courtyard), under stairs storage cupboard with light, staircase to first floor



FIRST FLOOR

Landing

BEDROOM 1

15' 2" x 14' 4" (4.62m x 4.37m) PVC double-glazed window, feature vaulted ceiling with original wood beams



BEDROOM 2

8' 8" x 6' 6" (2.64m x 1.98m) PVC double-glazed window, feature vaulted ceiling with original wood beams



Council Tax Band
Local Authority
EPC Rating

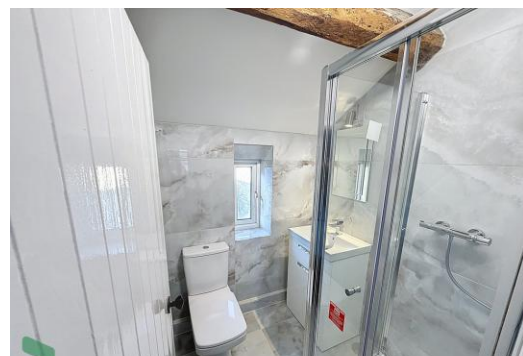
Band B
Blackburn with Darwen Borough Council
TBC

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 tenants are advised to recheck the measurements.

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NEWLY FITTED SHOWER ROOM

Glazed and tiled shower enclosure, vanity wash hand basin with mirror above and storage below, low level WC, PVC double-glazed window, extractor fan, vaulted ceiling with original wood beam to ceiling



OUTSIDE

Small front garden area with natural stone wall and wrought iron gate. To the rear there is an enclosed communal courtyard



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 weeks 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 months 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.



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