

DUFFIN'S

ESTATE AGENTS



Wharf House, Blackburn, BB2 4PH

£550

Duffin's are delighted to be offering for rent another beautifully refurbished and realistically priced property, in the very popular area of Blackburn - Mill Hill. To the Gardens to the front aspect of the Apartments with parking front/side and to the rear the Leeds and Liverpool Canal.

Interested? Well don't take too long making your mind up because if you delay you will miss it!

Call us TODAY and arrange a viewing. You will need: Good References and a Home Owner Guarantor to rent any of our properties.

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 to secure the property, then this will be deducted from your first month's rent on move in. If the references fail or the tenant withdraws from the application for any reason the money is non-refundable.

Then on day of move in you need to pay:

Entrance Hallway 1.5m x 1.0m



Large storage cupboard with doors off leading to lounge, bedrooms and kitchen.

Lounge 4.00m x 2.7m



Two windows overlooking the Leeds Liverpool canal, wood flooring, radiator door leading into fitted kitchen,

Brand New Modern Fitted Kitchen 8'10" x 7'10" (2.7m x 2.4m)



Range of wall and base units incorporating white sink, electric cooker and hob and extractor fan, radiator and wall mounted gas boiler, lino flooring fitted.

Bedroom One 3.2m x 3.5m



Two front facing windows, radiator and wood flooring

Bedroom Two 2.5m x 1.9m



Front facing window, radiator and wood flooring

Brand New Bathroom 2.15m x 2.2m



Beautifully tiled, Three piece bathroom suite, bath with bath panel and independent electric shower over bath, pedestal hand wash basin and w.c. radiator, lino flooring fitted.

Floor Plan

Ground Floor

Approx. 46.6 sq. metres (501.7 sq. feet)



Total area: approx. 46.6 sq. metres (501.7 sq. feet)

Area Map



Energy Efficiency Graph

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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