



PROCTORS

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5 Suffolk Street, Blackburn, BB2 4ES

£675 PCM

A modernised mid terrace house close to all amenities in the centre of Mill Hill. The accommodation has two double bedrooms, fully fitted dining kitchen, lounge and three-piece bathroom with shower. It has gas central heating and PVC double glazing.



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ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door

LOUNGE

14' 2" x 13' 4" (4.32m x 4.06m) Radiator, PVC double glazed window, laminate flooring

FULLY FITTED DINING KITCHEN

14' 2" x 10' 9" (4.32m x 3.28m) Fully fitted wall & floor units including drawers, built in oven, gas hob, extractor fan, stainless steel single drainer sink unit, gas fired central heating boiler unit, PVC double glazed window, radiator, cupboard understairs

STAIRS TO FIRST FLOOR

BEDROOM ONE

14' 2" x 10' 5" (4.32m x 3.18m) Radiator, PVC double glazed window

BEDROOM TWO

14' 2" x 7' 10" (4.32m x 2.39m) Radiator, PVC double glazed window

THREE-PIECE BATHROOM

Panelled bath with shower above, wash basin, WC, chrome radiator/towel rail, spotlighting

OUTSIDE

Yard

PLEASE NOTE

All properties are offered on a monthly rolling tenancy. 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.

