



PROCTORS

ESTATE AGENTS

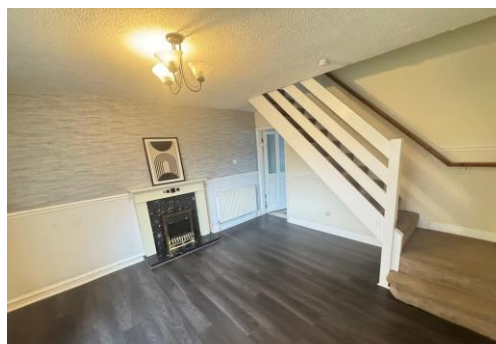
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31 Alleytroys, Church, Accrington

£750 pcm

A modern semi-detached house enjoying a cul-de-sac location in this convenient residential area close to all local amenities in Church, Oswaldtwistle and Accrington and with easy access to M65. The accommodation has a lounge, a fully fitted modern kitchen, two bedrooms and a three-piece shower room. It has gas central heating and PVC double glazing. It has a garden to the rear and a driveway to the front.



31 Alleytroys, Church, Accrington

ACCOMMODATION

ENTRANCE VESTIBULE

LOUNGE

13' 10" x 12' 11" (4.22m x 3.94m) Electric fire in fire surround, PVC double glazed window, laminate flooring, open staircase

FULLY FITTED DINING KITCHEN

12' 10" x 9' 8" (3.91m x 2.95m) Wall & floor units including drawers, built in oven, hob, extractor, stainless steel single drainer sink unit, PVC double glazed window, gas fired central heating boiler unit in cupboard

STAIRS TO FIRST FLOOR

BEDROOM ONE

12' 11" x 10' 4" (3.94m x 3.15m) PVC double glazed window, radiator

BEDROOM TWO

9' 9" x 7' (2.97m x 2.13m) PVC double glazed window, radiator, storage cupboard

THREE-PIECE SHOWER ROOM

Walk in shower, wash basin, WC, PVC double glazed window, radiator

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 week's 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 month's 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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