



PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
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75 Preston New Road, Blackburn, BB2 6AY

£550 pcm

One bedroom first floor flat situated in this popular residential location and within walking distance of Blackburn Town Centre. The property briefly comprising entrance hall, spacious lounge, one double bedroom, kitchen, three-piece family bathroom with shower over, separate two-piece WC, complemented by PVC double glazing and electric heating.



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ACCOMMODATION

ENTRANCE HALL

Electric heater

LOUNGE

2 x PVC double glazed windows, 2 x electric heaters

KITCHEN

Wall & base units, 2 x PVC double glaze windows, stainless steel single drainer sink unit with mixer tap, electric heater, plumbed for washer

BEDROOM ONE

PVC double glazed window, electric heater

FAMILY BATHROOM

Three-piece suite, low level WC, wash hand basin, bath with shower over, heated towel rail, PVC double glazed window

TWO-PIECE WC

Low level WC, wash hand basin, PVC double glazed window



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	47 E	
21-38	F		