



PROCTORS

ESTATE AGENTS

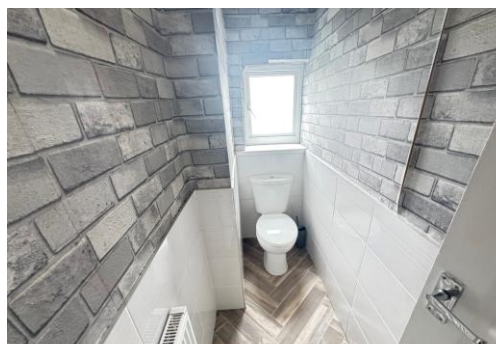
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59a Accrington Road, Blackburn, BB1 2AF

£695 pcm

A deceptively spacious three bedroomed property conveniently situated close to all amenities on Accrington Road, close to Tesco, Lidl and the M65 at Junction 6. It has gas central heating and PVC double glazing.



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ACCOMMODATION

PORCH

FULLY FITTED KITCHEN

10' 2" x 9' 4" (3.1m x 2.84m) Wall & floor units including drawers, stainless steel single drainer sink unit, gas fired central heating boiler unit, radiator

LOUNGE

17' x 12' 2" (5.18m x 3.71m) Radiator, 2 x PVC double glazed windows

STAIRS TO FIRST FLOOR

LANDING

2 x PVC double glazed windowa

BEDROOM ONE

16' x 9' 10" (4.88m x 3m)

BEDROOM TWO

13' 9" x 12' 2" (4.19m x 3.71m) Radiator, PVC double glazed window

BEDROOM THREE

12' 10" x 5' 7" (3.91m x 1.7m) Radiator, PVC double glazed window

THREE-PIECE BATHROOM

10' 4" x 6' 2" (3.15m x 1.88m) Panelled bath with shower above, wash basin, WC, chrome radiator

SEPARATE WC

Radiator

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.

