



## 7c Stonyhurst Road, Blackburn

**£750 pcm**

A deceptively spacious first floor apartment conveniently situated close to all town centre amenities. The property has the benefit of three bedrooms, a lounge, a separate fully fitted kitchen and a three-piece bathroom. It has PVC double glazing and electric heating. It has been redecorated and has new carpets throughout.



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## ACCOMMODATION

### ENTRANCE HALL

Electric heater

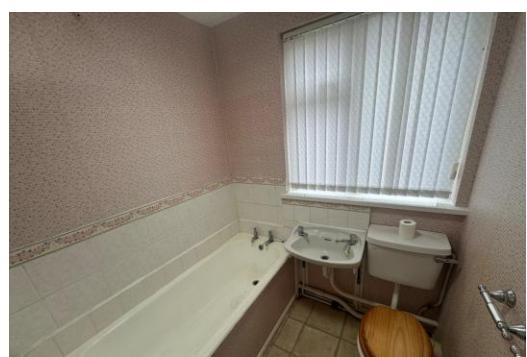


### LOUNGE

12' 8" x 10' 5" (3.86m x 3.18m) PVC double glazed bay window, electric wall heater

### FULLY FITTED KITCHEN

10' 1" x 8' (3.07m x 2.44m) Wall & floor units including drawers, single drainer sink unit, built in oven, hob, PVC double glazed window, laminate flooring



### BEDROOM ONE

14' 6" x 13' 3" (4.42m x 4.04m) 2 x PVC double glazed windows, electric wall heater

### BEDROOM TWO

12' 3" x 6' 2" (3.73m x 1.88m) PVC double glazed window

### BEDROOM THREE

9' 9" x 7' 7" (2.97m x 2.31m) PVC double glazed window, electric heater

### BATHROOM

Panelled bath with shower above, wash basin, WC, 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.



Proctors Blackburn

2 Preston New Road, Blackburn, Lancashire, BB2 1AW

Tel. 01254 582489

Email. blackburn@proctorstateagents.co.uk

Web. proctorstateagents.co.uk

