PROCTORS
ESTATE AGENTS

238-240 Duckworth Street, Darwen, BB3 1PX
Tel. 01254 582489
Email. blackburn@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



302 Livesey Branch Road, Blackburn, BB2 4QL

£675 pcm

A garden fronted terrace in this convenient residential locality at Livesey, close to Co-op and Tesco supermarkets, along with local primary and secondary schools. There is a lounge, dining kitchen, two bedrooms and a three-piece bathroom with shower. It has gas central heating and PVC double glazing.







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ACCOMMODATION

VESTIBULE
PVC front door

LOUNGE
14' 3" x 13' 8" (4.34m x 4.17m) Electric fire in fire surround, double radiator, PVC double glazed window

DINING KITCHEN
13' 7" x 11' 10" (4.14m x 3.61m) Wall & floor units, stainless steel single drainer sink unit, double radiator

STAIRS TO FIRST FLOOR

BEDROOM ONE
14' 2" x 13' 8" (4.32m x 4.17m) PVC double glazed window

BEDROOM TWO
12' 2" x 7' 11" (3.71m x 2.41m) PVC double glazed window, double radiator

THREE-PIECE BATHROOM
Panelled bath with shower above, wash basin, WC, PVC double glazed window, radiator

OUTSIDE
Yard to rear

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.

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