



PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
Email. darwen@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



Hillside Avenue, Blackburn

£800 pcm

A modern town house situated in this sought after convenient locality close to local amenities including Royal Blackburn Hospital, local schools and shops, M65 and having easy access to the regions major road network. The accommodation has a spacious lounge, kitted kitchen, 3 bedrooms and a three piece shower room. It has gas central heating and PVC double glazing. Externally there is a long driveway to the front with parking for several cars and a long rear garden with shed.



Hillside Avenue, Blackburn

TENURE

To be confirmed

ENTRANCE HALL

Radiator

LOUNGE

19' 2" x 14' 10" (5.84m x 4.52m) PVC double glazed patio doors, PVC double glazed window, stone fire place, double radiator, cupboard under stairs

FITTED KITCHEN

9' x 7' 5" (2.74m x 2.26m) Wall and floor units including drawers, gas hob, PVC double glazed window, single drainer sink unit, gas fired central heating boiler unit

FIRST FLOOR LANDING

Loft access

BEDROOM 1

12' 11" x 9' (3.94m x 2.74m) Radiator, PVC double glazed window

BEDROOM 2

11' 10" x 9' (3.61m x 2.74m) Plus fitted wardrobes, radiator, PVC double glazed window, laminate floor

BEDROOM 3

Radiator, PVC double glazed window

THREE PIECE SHOWER ROOM

Walk in shower, wash basin, WC, radiator, PVC double glazed window, fully tiled walls, cylinder cupboard

OUTSIDE

Long rear garden with timber shed, driveway to front, parking for several cars

PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



Council Tax Band
Local Authority
EPC Rating

Band A
Blackburn with Darwen Borough Council
66

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential tenants are advised to recheck the measurements.

COMPLIANCE

Agents are required by law to conduct anti-money laundering checks on all those renting or buying a property. The cost of these checks is £20 per check. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office proceeding with checks.



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