PROCTORS
ESTATE AGENTS

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7 Wolseley Street, Blackburn

£695 PCM

A garden fronted mid terrace house, conveniently situated close to all local amenities at Ewood. The accommodation has two receptions rooms, a separate kitchen, two bedrooms and a three-piece bathroom. It has gas central heating and PVC double glazing. There is a yard to the rear.







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ACCOMMODATION

VESTIBULE

ENTRANCE HALL
Radiator, laminate flooring

SITTING ROOM
12' 3" x 10' 8" (3.73m x 3.25m) Radiator, PVC double glazed window

LIVING ROOM
14' x 11' 5" (4.27m x 3.48m) PVC double glazed window, radiator

KITCHEN
8' 5" x 7' 2" (2.57m x 2.18m) Wall & floor units, stainless steel single drainer sink unit, PVC double glazed window & door

STAIRS TO FIRST FLOOR

BEDROOM ONE
14' 2" x 12' 6" (4.32m x 3.81m) Double radiator, PVC double glazed window

BEDROOM TWO
11' 5" x 7' 3" (3.48m x 2.21m) Radiator, PVC double glazed window

BATHROOM
Panelled bath with shower & screen, wash basin, WC, PVC double glazed window, radiator, gas fired central heating boiler unit

OUTSIDE
Yard

PLEASE NOTE
All properties are offered on a rolling monthly 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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