



# PROCTORS

ESTATE AGENTS

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**Livesey Branch Road, Blackburn**

**£650 pcm**

A modernised end terrace in this popular and convenient residential locality at Livesey, close to all local amenities. The accommodation has the benefit of two reception rooms, a fully fitted kitchen, ground floor WC, 2 bedrooms and a 3 piece bathroom. Gas central heating and PVC double glazing both installed.



## Livesey Branch Road, Blackburn

### ACCOMMODATION

#### VESTIBULE

#### SITTING ROOM

13' 8" x 12' 4" (4.17m x 3.76m) PVC double glazed window, double radiator

#### LIVING ROOM

11' 10" x 9' 5" (3.61m x 2.87m) Double radiator, PVC double glazed window, cupboard under stairs

#### KITCHEN

10' 11" x 7' 4" (3.33m x 2.24m) Wall and floor units, built in oven, gas hob, stainless steel single drainer sink unit, double radiator, PVC double glazed window, gas fired central heating boiler unit

#### SPERATE WC

PVC double glazed window, WC

### FIRST FLOOR

#### BEDROOM ONE

13' 3" x 12' 6" (4.04m x 3.81m) PVC double glazed window, radiator

#### BEDROOM TWO

11' 9" x 11' 8" (3.58m x 3.56m) Radiator, PVC double glazed window

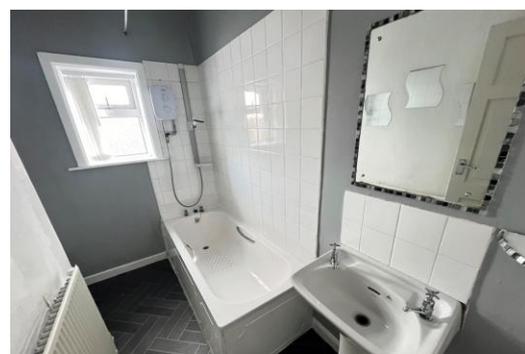
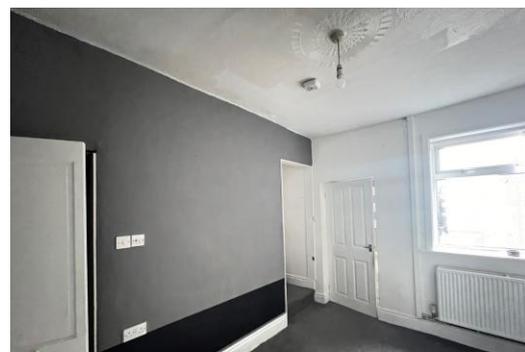
#### 3 PIECE BATHROOM

Panelled bath with shower above, wash basin, WC, PVC double glazing, radiator

### YARD

### 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.



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