



117 Livesey Branch Road, Blackburn

£595 pcm

A completely modernised garden fronted end terrace in this popular and convenient residential area of Livesey. The accommodation has a lounge, fully fitted kitchen, two bedrooms and a three piece bathroom. Gas central heating and PVC double glazing are both installed. It has been redecorated and has new flooring throughout. There is an enclosed yard to the rear. Viewing is recommended.



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ACCOMMODATION

ENTRANCE VESTIBULE

LOUNGE

14' 1" x 14' (4.29m x 4.27m) PVC double glazed window, radiator

KITCHEN

11' x 10' 11" (3.35m x 3.33m) Wall and floor units, built in oven, built in hob, stainless steel single drainer sink unit, PVC double glazed window and door, radiator, cupboard under stairs

STAIRS TO FIRST FLOOR LANDING

BEDROOM 1

14' 2" x 14' (4.32m x 4.27m) PVC double glazed window, radiator

BEDROOM 2

11' 0" x 5' 4" (3.35m x 1.63m) PVC double glazed window, radiator

BATHROOM

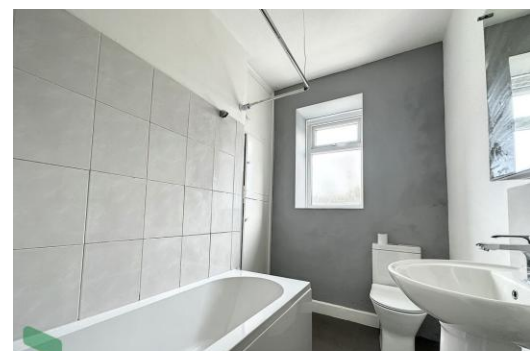
Panelled bath with shower attachment, wash basin, WC, PVC double glazed window, radiator, gas fired central heating boiler unit in cupboard

OUTSIDE

Yard to the rear and store

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.



Council Tax Band
Local Authority
EPC Rating

Band A

61

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		