

DUFFIN'S

ESTATE AGENTS



Hazel Close, Blackburn, BB2 1QW

£500 Per month

We are delighted to bring to the market this lovely, ground floor studio bedsit accommodation. Situated on Hazel Close, only a short walk from Blackburn Town Centre, Blackburn University, and local shops etc. This Studio is situated on the ground floor of the main building and is easily accessible from the front door. On road parking is available outside the property at the front and rear. We have other Studios available.

As you can see from the pictures, this self-contained studio benefits from nice new modern carpets & flooring, modern neutral decor and is comprised of the following:

Main Living Space - Bedroom/Lounge. with basic levels of furniture e.g. Bed, Wardrobe etc

Kitchen Area comes with - Ample Cupboard Space, Basic Kitchen Items. Additional white goods are available on request and by negotiation.

En-Suite - with separate wash basin, WC, and shower cubicle & electric shower.

Utility Bills Included.

Council Tax is not included with the rent

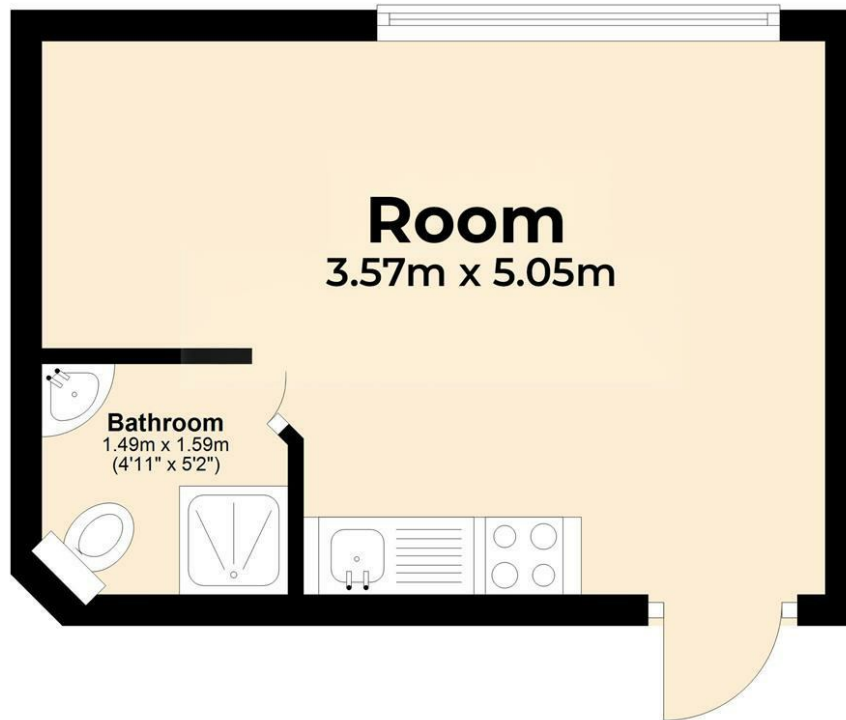
No Smoking is permitted within the building, or within the accommodation.

Interested?

Floor Plan

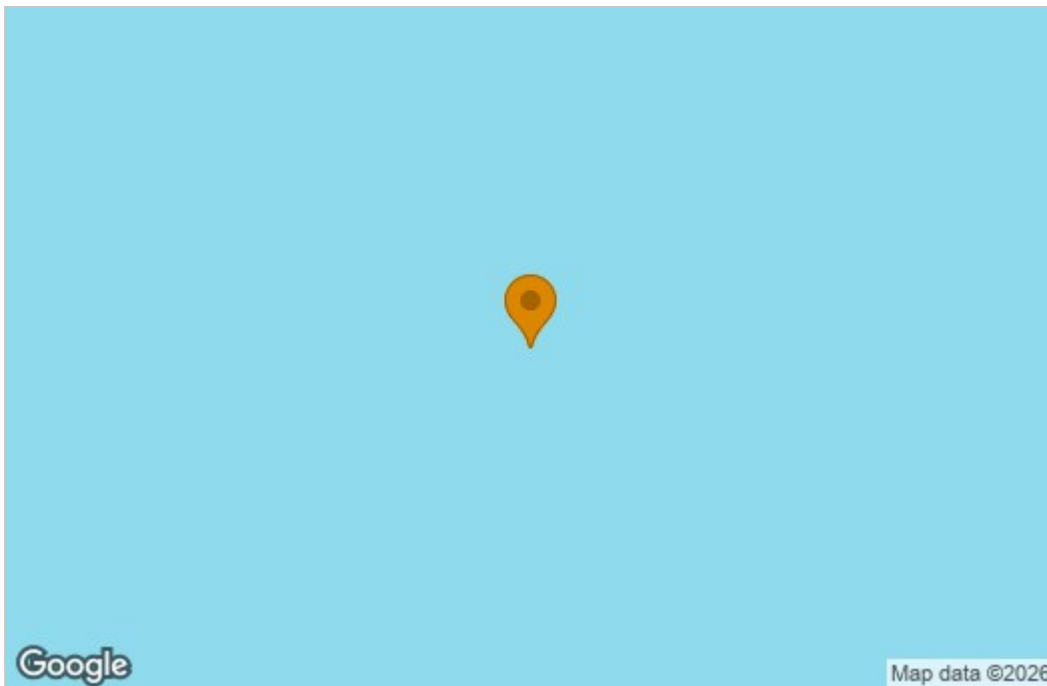
Ground Floor

Approx. 18.0 sq. metres (193.8 sq. feet)




Total area: approx. 18.0 sq. metres (193.8 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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