



# PROCTORS

ESTATE AGENTS

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**30 Stephen Street, Blackburn, BB2 4DW**

**£675 pcm**

A refurbished mid terrace house conveniently situated close to all local amenities in the centre of Mill Hill. The property has two reception rooms, a new fully fitted kitchen, two double bedrooms and a three-piece bathroom with shower. It has gas central heating, PVC double glazing, new carpets and has been redecorated throughout. Viewing is recommended.



## 30 Stephen Street, Blackburn, BB2 4DW

### ACCOMMODATION

#### SITTING ROOM

13' 5" x 11' 11" (4.09m x 3.63m) Radiator, PVC double glazed window, spotlighting

#### LIVING ROOM

13' 5" x 12' 1" (4.09m x 3.68m) Radiator, PVC double glazed window, spotlighting, cupboard understairs

#### FULLY FITTED KITCHEN

9' 3" x 7' 1" (2.82m x 2.16m) Wall & floor units including drawers, built in oven, hob, extractor, gas fired central heating boiler unit, plumbed for washer, PVC double glazed window & door

#### STAIRS TO FIRST FLOOR

#### LANDING

#### BEDROOM ONE

13' 7" x 12' (4.14m x 3.66m) Radiator, PVC double glazed window

#### BEDROOM TWO

13' 7" x 9' 4" (4.14m x 2.84m) Radiator, PVC double glazed window

#### THREE-PIECE BATHROOM

Panelled bath with shower & screen, wash basin, WC, radiator/towel rail

#### OUTSIDE

Yard

#### PLEASE NOTE

All properties are offered on a rolling periodic monthly contract. 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.



Proctors Darwen

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