



# PROCTORS

ESTATE AGENTS

2 Preston New Road, Blackburn, Lancashire, BB2 1AW  
Tel. 01254 582489  
Email. [blackbum@proctorsestateagents.co.uk](mailto:blackbum@proctorsestateagents.co.uk)  
Web. [proctorsestateagents.co.uk](http://proctorsestateagents.co.uk)



**510 Bolton Road, Blackburn**

**£625 pcm**

A very attractive, garden fronted mid-terrace house in this popular and convenient location at Ewood. The property provides deceptively spacious living accommodation. There is a through lounge, a new fully fitted kitchen, 2 double bedrooms and a new three-piece bathroom. Gas central heating and PVC double glazing are both installed.

## ACCOMMODATION

### ENTRANCE HALL

Radiator with cover



## 510 Bolton Road, Blackburn

### THROUGH LOUNGE & DINING AREA

28'9 x 10'4 2 PVC double glazed windows, 2 radiators

### FITTED KITCHEN

8'6 x 7'9 Wall and floor units, built in oven, hob, extractor, gas fired central heating boiler unit, stainless steel single drainer sink unit, PVC double glazed window and door, storage understairs

### STAIRS TO FIRST FLOOR LANDING

Radiator, built in cupboard

### BEDROOM ONE

13'6 x 13' PVC double glazed window, radiator

### BEDROOM TWO

15'6 x 8' Feature fireplace, double glazed window, radiator

### THREE-PIECE BATHROOM

Panelled bath with shower attachment, wash basin, WC, fully tiled walls and floor, chrome radiator/towel rail, PVC double glazed window

### OUTSIDE

Enclosed rear 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.



Proctors Blackburn

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