



## 6 Pier House, Canal Side, Blackburn

£550 pcm

A first floor apartment in this popular and convenient residential area over looking the Leeds and Liverpool canal. The accommodation briefly comprises, entrance hall, lounge (with balcony), fully fitted kitchen, double bedroom and three piece bathroom. The property is warmed by electric heating and there are parking facilities externally.



# 6 Pier House, Canal Side, Blackburn

## ACCOMMODATION

### ENTRANCE HALLWAY

Intercom, storage cupboard, fitted shoe rack

### LOUNGE

PVC double glazed window, PVC double glazed patio doors, electric heater, balcony

### KITCHEN

Wall and floor units including drawers, single drainer sink unit, washer/dryer, fridge/freezer, built in oven, extractor fan, PVC double glazed window, wall heater

### DOUBLE BEDROOM

2 PVC double glazed windows, fitted wardrobes, electric storage heater

### BATHROOM

Three piece bathroom, low level WC, bath with shower over, PVC double glazed window

### 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  
2 Preston New Road, Blackburn, Lancashire, BB2 1AW  
Tel. 01254 582489  
Email. blackburn@proctorsstateagents.co.uk  
Web. proctorsstateagents.co.uk

