



# PROCTORS

ESTATE AGENTS

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## Top O Th Croft, Blackburn

£495 pcm

Garden fronted two bedroomed mid terraced cottage situated in the ever popular Ewood area of Blackburn, close to all excellent local amenities.

The accommodation briefly comprising, entrance vestibule, lounge, kitchen, three piece family bathroom, two first floor bedrooms, complemented by UPVC double glazing and electric heating system with enclosed yard to the rear

### ACCOMMODATION

### ENTRANCE VESTIBULE



## Top O Th Croft, Blackburn

### LOUNGE

13' 9" x 11' 3" (4.19m x 3.43m) One PVC double glazed window, one electric heater

### KITCHEN

11' 11" x 9' 5" (3.63m x 2.87m) Wall and base units, built in oven and hob with extractor. stainless steel single sink unit with mixer tap, one electric heater, one PVC double glazed window, open coal fire



### THREE PIECE BATHROOM

Low level WC with wash hand basin, bath with shower over, fully tiled walls, one PVC double glazed window

### STAIRS TO FIRST FLOOR LANDING

### BEDROOM ONE

13' 8" x 11' 4" (4.17m x 3.45m) One PVC double glazed window, open coal fire, one electric heater



### BEDROOM TWO

10' 3" x 8' 9" (3.12m x 2.67m) One PVC double glazed window, one electric heater



### OUTSIDE

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 be occupying the property.



Proctors Darwen

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