



34 Williams Drive, Blackburn

£1,000 pcm

An attractive modern detached house enjoying a corner plot in this popular and convenient residential area close to Royal Blackburn Hospital, the bee hive business park and easy access to both junction 4 and 5 of the M65. The property provides ideal family accommodation with 4 bedrooms (one with en suite shower room), a family bathroom, a lounge, open plan fully fitted dining kitchen and two piece cloakroom. It has gas central heating and PVC double glazing. Externally there are gardens to the front and rear along with a driveway and integral garage.

ENTRANCE HALL

Radiator

LOUNGE



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15' 6" x 12' 4" (4.72m x 3.76m) Square bay window, radiator

OPEN PLAN LIVING KITCHEN

21' x 16' 4" (6.4m x 4.98m) Fully fitted wall and floor unit including drawers, breakfast bar, stainless steel sink drainer unit, gas fired central heating boiler unit, built in double oven, gas hob, extractor, PVC double glazed window and french doors, tiled floor, radiator

TWO PIECE CLOAKS

Wash basin, WC, radiator, tiled floor

FIRST FLOOR LANDING

Radiator

BEDROOM 1

12' 11" x 11' 2" (3.94m x 3.4m) Built in wardrobe, radiator, PVC double glazed window

EN SUITE SHOWER ROOM

Walk in shower, wash basin, WC, radiator, PVC double glazed window

BEDROOM 2

10' 6" x 9' 8" (3.2m x 2.95m) Built in wardrobes, radiator, PVC double glazed window

BEDROOM 3

Radiator, PVC double glazed window, views towards Darwen tower

BEDROOM 4

9' 7" x 8' 9" (2.92m x 2.67m) Radiator, PVC double glazed window

FAMILY BATHROOM

Panelled bath with shower attachment, wash basin, WC, part tiled walls, PVC double glazed window, radiator

OUTSIDE

Gardens to front and rear, driveway, garage

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



Council Tax Band Band D
Local Authority
EPC Rating 80

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential tenants are advised to recheck the measurements.

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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.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		