



PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
Email. darwen@proctorsestateagents.co.uk
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Quayside, Blackburn

£495 pcm

ACCOMMODATION

Entrance Hall

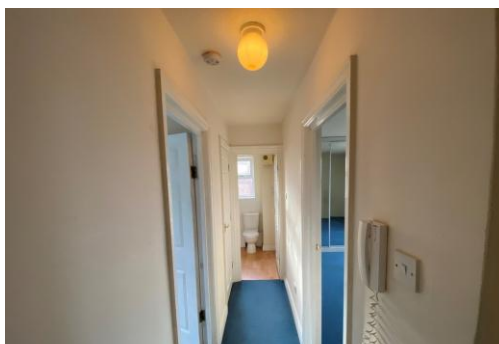
Storage cupboard, airing cupboard.

Lounge

13'4 x 12'11 Two storage heaters, sliding patio doors to balcony.

Fully Fitted Kitchen

9'6 x 6'8 Wall and floor units including drawers, built in oven, hob, extractor, single drainer sink unit.



Quayside, Blackburn

Bedroom One

9'3 x 10'11 Plus fitted mirrored wardrobes, two windows.

Three Piece Shower Room

Walk in shower, wash basin, WC, wall heater.

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.



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