



14 Lever Court, Blackburn

£650 pcm

Internal inspection is essential to fully appreciate this immaculate second floor apartment with attractive living accommodation throughout. It has an impressive lounge with French doors, a fully fitted kitchen, two bedrooms (both with French doors and one with en-suite shower room) and a separate three piece bathroom with shower. Is warmed by electric heating and has PVC double glazing and an alarm.

There is designated and visitor parking. It is situated on this popular and convenient residential development on the fringe of town within easy reach of local amenities, all surrounding towns and the regions major road and motorway networks. Viewing recommended.

LOCATION

From Blackburn town centre proceed out along Preston New Road, through to Beardwood, turn right into Yew Tree



14 Lever Court, Blackburn

Park, left into Lever Close, continue into Lever Court and the apartment block is to the left.

ACCOMMODATION

Entrance Hall

Large storage cupboard, airing cupboard, oiled oak laminate flooring.

Lounge

17'2 x 9'9 PVC double glazed French doors, oiled oak laminate flooring, electric wall heater.

Fully Fitted Kitchen

9'8 x 6'3 Fitted kitchen with wall and floor units including drawers, built in oven, hob, extractor, tiled splash backs and floor, built in washer/dryer.

Bedroom One

15'4 x 9'8 PVC double glazed French doors, electric wall heater, oiled oak laminate flooring.

En-Suite

Walk in shower, wash basin, WC, heated towel rail, tiled wall and floor, electric wall heater.

Bedroom Two

10'5 x 7'9 PVC double glazed French doors, electric wall heater, oiled oak laminate flooring.

Bathroom

Panelled bath with shower over, wash basin. WC, tiled walls and floor, electric wall heater, heated towel rail.

Outside

Communal garden areas, allocated parking.

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 occupy the property.



Proctors Darwen

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. darwen@proctorsstateagents.co.uk

Web. proctorsstateagents.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		