



PROCTORS

ESTATE AGENTS

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114 Livesey Branch Road, Blackburn

£595 PCM

A recently refurbished garden fronted mid-terrace, conveniently situated for all amenities at Livesey and Ewood. The accommodation has two reception rooms, a new fully fitted kitchen, three bedrooms and a three-piece bathroom with shower. The property has gas central heating, PVC double glazed windows, new carpets and blinds. An ideal family home.

ACCOMMODATION

VESTIBULE

LOUNGE



114 Livesey Branch Road, Blackburn

13' 11" x 13' 10" (4.24m x 4.22m) Gas fire, fire surround, PVC glazed window, double radiator

LIVING ROOM

13' 9" x 9' 5" (4.19m x 2.87m) Gas fire, radiator, PVC glazed window, cupboard downstairs

FULLY FITTED KITCHEN

10' 5" x 7' 6" (3.18m x 2.29m) Wall and floor units including drawers, built under oven, gas hob, extractor, stainless steel single drainer sink unit, PVC glazed window

STAIRS TO LANDING

BEDROOM ONE

11' 1" x 9' 3" (3.38m x 2.82m) Double radiator, PVC double glazed window

BEDROOM TWO

9' 6" x 7' 5" (2.9m x 2.26m) Radiator, PVC double glazed window, built in airing cupboard

BEDROOM THREE

14' 1" x 4' 4" (4.29m x 1.32m) Radiator, PVC glazed window

BATHROOM

Panelled bath with shower over, wash basin, WC, PVC glazed window, radiator, part tiled

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 occupying the property.



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