



23 Albion Street, Blackburn

£450 pcm

A recently refurbished two bedroom mid-terrace property, situated in the ever popular Livesey area of Blackburn, close to all excellent local amenities. The accommodation has been newly decorated throughout and briefly comprises entrance vestibule, lounge, dining room, a fully fitted kitchen and two first floor bedrooms, served by a three-piece family bathroom and complimented by PVC double glazing and gas central heating. Externally, there is an enclosed yard to the rear.

ACCOMMODATION

ENTRANCE VESTIBULE



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SITTING ROOM

14' 11" x 12' 3" (4.55m x 3.73m) PVC double glazed window, radiator, fireplace in fire surround, built in cupboard

LIVING ROOM

15' x 11' 1" (4.57m x 3.38m) PVC double glazed window, built in cupboard, double radiator, cupboard under the stairs

KITCHEN

9' 9" x 7' 9" (2.97m x 2.36m) Wall and floor units including drawers, single drainer sink unit, plumbed for washer, PVC double glazed window

FIRST FLOOR LANDING

BEDROOM ONE

15' x 12' 5" (4.57m x 3.78m) Double radiator, PVC double glazed window, built in cupboard

BEDROOM TWO

11' 3" x 8' 9" (3.43m x 2.67m) Radiator, PVC double glazed window

THREE PIECE BATHROOM

Panelled bath with shower and screen, wash basin, WC, radiator, PVC double glazed window, gas fired central heating boiler unit

OUTSIDE

Yard to rear, lockable outhouse which can be used for storage

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.



Council Tax Band
Local Authority
EPC Rating

Band A

59

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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	71