



PROCTORS

ESTATE AGENTS

2 Preston New Road, Blackburn, Lancashire, BB2 1AW
Tel. 01254 582489
Email. blackburn@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk

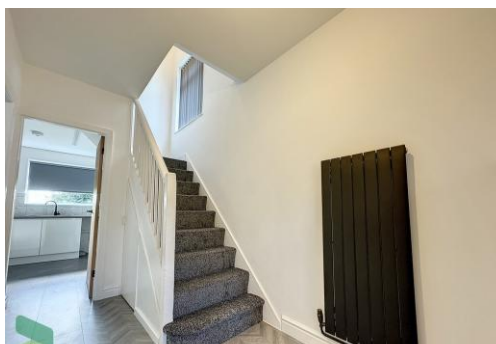


6 Thornton Close, Blackburn

£795 pcm

A very attractive mature semi-detached enjoying a cul de sac location in this well established residential area. The property has undergone complete refurbishment and provides ideal family accommodation. It has a lounge, separate dining room, a new fully fitted kitchen, 3 bedrooms, and a newly fitted 3 piece bathroom. There are 2 attached stores (one with internal access) Gas central heating and PVC double glazing are both installed. It has been redecorated throughout and has new flooring throughout.

ACCOMMODATION



6 Thornton Close, Blackburn

ENTRANCE HALL

Radiator, laminate flooring, cupboard under stairs

LOUNGE

13' 2" x 12' 7" (4.01m x 3.84m) Radiator, PVC double glazed windows, laminate flooring, open to

DINING ROOM

10' 3" x 8' 11" (3.12m x 2.72m) Radiator, PVC double glazed windows, french doors, laminate flooring

NEW FULLY FITTED KITCHEN

10' 2" x 9' 7" (3.1m x 2.92m) Wall and floor units including drawers, built in oven, hob, extractor, single drainer sink unit, PVC double glazed windows

STORE

11' 9" x 4' 7" (3.58m x 1.4m) (Overall)

FIRST FLOOR LANDING

PVC double glazed window

BEDROOM ONE

11' 5" x 10' 3" (3.48m x 3.12m) Radiator, PVC double glazed window

BEDROOM TWO

12' x 11' 1" (3.66m x 3.38m) Radiator, PVC double glazed window, built in wardrobe

BEDROOM THREE

8' 4" x 8' 3" (2.54m x 2.51m) Radiator, PVC double glazed window

NEW THREE PIECE BATHROOM

Panelled bath with shower over, wash basin, WC, chrome radiator, fully tiled walls and floor, boiler cupboard with gas fired central heating boiler unit

OUTSIDE



Council Tax Band
Local Authority
EPC Rating

Band A
Blackburn with Darwen Borough Council
41E

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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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Garden front and rear, driveway to side, store

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.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		