



# PROCTORS

ESTATE AGENTS

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## St James Street, Blackburn

£595 pcm

A three bedroomed, extended mid-terrace property situated in the Mill Hill area of Blackburn close to all excellent local amenities including local schooling and railway networks. The property briefly comprising entrance vestibule, lounge, dining room, extended kitchen and three first floor bedrooms served by a three-piece family bathroom, complemented by PVC double glazing and gas central heating. Externally, there is an enclosed yard to the rear.



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## ACCOMMODATION

### ENTRANCE VESTIBULE

### LOUNGE

16' 7" x 13' 5" (5.05m x 4.09m) PVC double glazed window, radiator

### DINING ROOM

10' 7" x 13' 4" (3.23m x 4.06m) PVC double glazed window, radiator

### KITCHEN

12' 8" x 7' 5" (3.86m x 2.26m) Wall & base units, stainless steel single drainer sink unit, 2 x PVC double glazed windows, PVC double glazed door, radiator

### BEDROOM 1

13' 4" x 11' 1" (4.06m x 3.38m) PVC double glazed window, radiator

### BEDROOM 2

11' 2" x 6' 6" (3.4m x 1.98m) PVC double glazed window, radiator

### BEDROOM 3

8' 4" x 6' 6" (2.54m x 1.98m) PVC double glazed window, radiator

### OUTSIDE

Yard to rear

### 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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