



PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
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Beumaris Avenue, Blackburn

£725 pcm

ACCOMMODATION

ENTRANCE HALL

Radiator, tiled floor, PVC double glazed window

LOUNGE

15' 6" x 11' (4.72m x 3.35m) PVC double glazed window, radiator, double doors to:

CONSERVATORY

12' 6" x 11' 1" (3.81m x 3.38m) PVC French doors, radiator



Beaumaris Avenue, Blackburn

KITCHEN

12' x 8' (3.66m x 2.44m) Wall and floor units including drawers, built in oven, hob, radiator, 2 PVC double glazed windows and door, sink, gas fired central heating boiler unit

STAIRS TO FIRST FLOOR LANDING

BEDROOM ONE

15' 6" x 11' 4" (4.72m x 3.45m) 2 PVC double glazed windows, radiator

BEDROOM TWO

9' 6" x 8' 2" (2.9m x 2.49m) PVC double glazed window, radiator

THREE PIECE BATHROOM

Panelled bath with shower over, wash basin, WC, PVC double glazed window, radiator, fitted wardrobes, laminate flooring

OUTSIDE

Driveway, gardens to rear

PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



Council Tax Band Band
Local Authority TBC
EPC Rating

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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