



# PROCTORS

ESTATE AGENTS

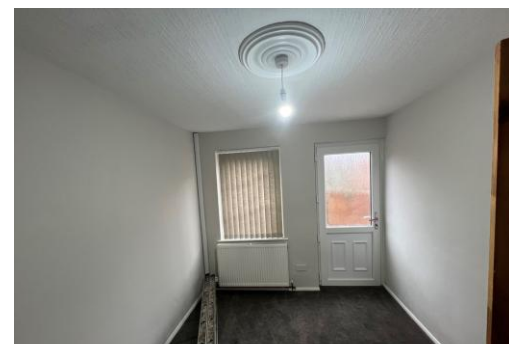
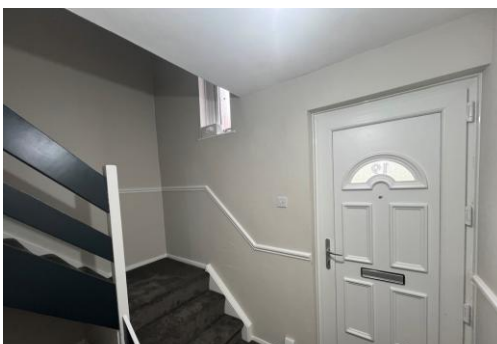
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## 19 Denville Road, Blackburn

£850 pcm

A refurbished modern townhouse conveniently situated close to all amenities in Blackburn town centre. The property provides ideal family sized living accommodation with two reception rooms, fitted kitchen, ground floor WC, three bedrooms and a three piece bathroom. It has gas central heating and PVC double glazing. There is an enclosed courtyard garden to the rear.



# 19 Denville Road, Blackburn

## ACCOMMODATION

### ENTRANCE HALL

Radiator

### TWO PIECE CLOAKROOM

Wash basin, WC

### LOUNGE

12' 7" x 12' 4" (3.84m x 3.76m) Modern fireplace, radiator, PVC double glazed window

### DINING ROOM

10' 10" x 8' 7" (3.3m x 2.62m) Radiator, PVC double glazed window & door

### FITTED KITCHEN

10' 5" x 7' 9" (3.18m x 2.36m) Wall and floor units including drawers, stainless steel single drainer sink unit, PVC double glazed window, radiator

### FIRST FLOOR

### LANDING

Walk in storage cupboard with gas fired central heating boiler unit

### BEDROOM ONE

12' 7" x 9' 10" (3.84m x 3m) Radiator, PVC double glazed window

### BEDROOM TWO

12' 7" x 11' 7" (3.84m x 3.53m) Radiator, 2 x PVC double glazed window

### BEDROOM THREE

8' 9" x 6' 10" (2.67m x 2.08m) Radiator, PVC double glazed window

### THREE PIECE BATHROOM

Panelled bath with shower above, wash basin, WC, PVC double glazed, radiator

### OUTSIDE

Enclosed courtyard garden



Council Tax Band  
Local Authority  
EPC Rating

Band  
67d

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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### 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 weeks 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 months 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.



Proctors Blackburn

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		