



## 14 Saunders Road, Blackburn

£650 pcm

Two/Three bedroom garden fronted mid terrace property close to Blackburn town centre, situated in popular residential location close to all local amenities. The accommodation briefly comprising entrance vestibule, lounge, dining room, fitted kitchen, two first floor bedrooms (with one further attic bedroom), served by a three piece family bathroom. Complemented by gas central heating and majority PVC double glazed windows. Externally, there is an enclosed yard to the rear.



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## ACCOMMODATION

### ENTRANCE VESTIBULE

### LOUNGE

14' 5" x 12' 3" (4.39m x 3.73m) Double glazed window, radiator, laminate floor

### DINING ROOM

14' 5" x 14' 1" (4.39m x 4.29m) Radiator, PVC double glazed window

### KITCHEN

9' 4" x 8' 3" (2.84m x 2.51m) Wall & base units, built in oven, hob, extractor fan, stainless steel single drainer sink unit with mixer taps, PVC double glazed window

### STAIRS TO FIRST FLOOR LANDING

### BEDROOM ONE

14' 5" x 12' 3" (4.39m x 3.73m) Double glazed window, radiator

### BEDROOM TWO

9' 6" x 9' 2" (2.9m x 2.79m) Double glazed window, radiator

### THREE PIECE BATHROOM

Low level WC, wash basin, bath, heater towel rail, single glazed window

### ATTIC BEDROOM

14' 7" x 14' 6" (4.44m x 4.42m) 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 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.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		