



PROCTORS

ESTATE AGENTS

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Mellor Lane, Mellor, Blackburn

£800 pcm

A garden fronted, two bedroomed, stone built mid terraced cottage situated in the ever popular Mellor area of Blackburn. The property briefly comprising spacious lounge, dining room, modern fully fitted kitchen, two first floor bedrooms and three piece family bathroom. Gas central heating and PVC double glazing are both installed. The property has been newly decorated throughout. Externally, there is an enclosed yard to the rear. Early viewing is highly recommended.



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ACCOMMODATION

ENTRANCE VESTIBULE

LOUNGE

13' 1" x 12' 4" (3.99m x 3.76m) PVC double glazed window, radiator

DINING ROOM

13' 1" x 12' 1" (3.99m x 3.68m) PVC double glazed window, radiator

MODERN FULLY FITTED KITCHEN

9' 9" x 6' 3" (2.97m x 1.91m) Wall and base units, built in oven, hob & extractor, stainless steel single drainer sink unit with mixer tap, radiator, PVC double glazed window and door

STAIRS TO FIRST FLOOR LANDING

BEDROOM ONE

13' 2" x 12' 5" (4.01m x 3.78m) PVC double glazed window, radiator

BEDROOM TWO

12' 3" x 10' 1" (3.73m x 3.07m) PVC double glazed window, radiator

THREE PIECE BATHROOM

Panelled bath with shower over, wash basin, WC, fully tiled walls, heated towel rail, PVC double glazed window

OUTSIDE

Rear yard



Council Tax Band
Local Authority
EPC Rating

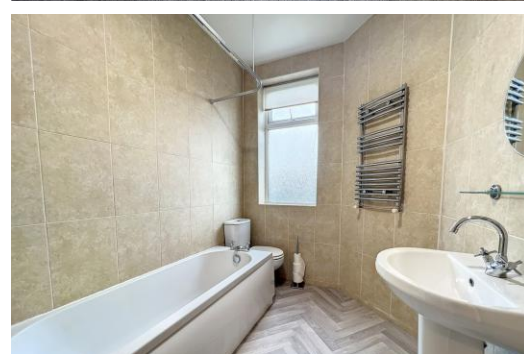
Band C
Ribble Valley Borough Council
45

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 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 be occupying the property.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	45 E	
21-38	F		