



# PROCTORS

ESTATE AGENTS

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## Pankhurst Close, Blackburn

£1,200 pcm

A modern detached house on this popular and convenient residential development opposite Royal Blackburn Hospital. The property provides spacious living accommodation with the benefit of 4 bedrooms (one with an en-suite shower room) and separate family shower room. There is a lounge, dining room, fully fitted kitchen, conservatory and two-piece cloakroom on the ground floor. Gas central heating and PVC double glazed windows are both installed. Externally, there are garden areas and a driveway leading to an integral garage.



# Pankhurst Close, Blackburn

## ACCOMMODATION

### ENTRANCE HALL

Radiator, laminate flooring, open staircase with spindle balustrade

### TWO PIECE CLOAKROOM

Wash basin, WC, radiator, 1/2 tiled walls

### DINING ROOM

10' 7" x 8' 5" (3.23m x 2.57m) Double radiator, PVC double glazed window, laminate flooring

### LOUNGE

15' 2" x 11' 10" (4.62m x 3.61m) Radiator, living flame gas fire, fire surround, laminate flooring, PVC double glazed French doors leading to;

### CONSERVATORY

17' x 15' 9" (5.18m x 4.8m) PVC double glazed windows and French doors, laminate flooring

### FULLY FITTED KITCHEN

15' 2" x 8' 4" (4.62m x 2.54m) Wall and floor units, stainless steel single drainer sink unit, PVC double glazed window, radiator

### STAIRS TO FIRST FLOOR LANDING

### BEDROOM ONE

11' 6" x 11' 6" (3.51m x 3.51m) Fitted mirrored wardrobes, 2 PVC double glazed windows, double radiator, laminate flooring

### EN-SUITE SHOWER ROOM

Walk in shower, wash basin, WC, PVC double glazed window, radiator/towel rail, tiled flooring



Council Tax Band  
Local Authority  
EPC Rating

Band D

62

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.

## Pankhurst Close, Blackburn

### BEDROOM TWO

13' 6" x 8' 2" (4.11m x 2.49m) Radiator, PVC double glazed window

### BEDROOM THREE

9' 6" x 7' (2.9m x 2.13m) Radiator, PVC double glazed window, laminate flooring

### BEDROOM FOUR

9' 6" x 8' 3" (2.9m x 2.51m) Fitted mirrored wardrobe, laminate flooring, radiator

### SHOWER ROOM

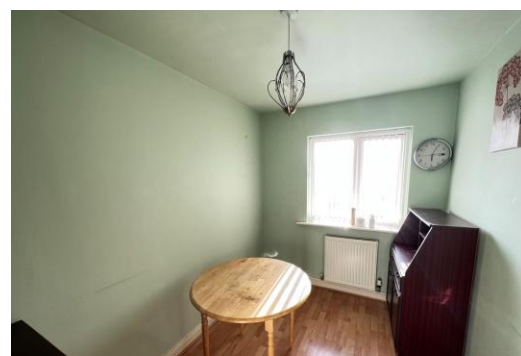
Walk in shower, wash basin, WC, radiator/towel rail, PVC double glazed window

### OUTSIDE

Garden areas, driveway, garage

### 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62   D	77   C
39-54	E		
21-38	F		