



## 2 Billinge Close, Blackburn

£1,500 pcm

A very impressive and distinguished detached true bungalow enjoying a larger than average corner plot in an exclusive cul-de-sac in this much sought after residential area off Billinge Avenue. The property is conveniently situated for all local amenities including Tauheedul, Westholme and Witton High Schools.

The accommodation is well presented and maintained to a high standard. There is a spacious entrance hall, an attractive lounge, dining room, kitchen, three bedrooms, a three piece bathroom and a three piece shower room. There is a large loft (for potential extension). It has gas central heating and PVC double glazing. Externally, there are generous sized gardens to the front, side and rear. An Indian stone driveway leads to an integral garage. Viewing is highly recommended.





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### ACCOMODATION

#### ENTRANCE HALL

Double radiator, built in storage cupboard, loft access - boarded loft

#### LOUNGE

22' 11" x 14' 8" (6.99m x 4.47m) 3 x PVC double glazed windows, 2 x double radiators, living flame gas fire in fire surround

#### DINING ROOM

13' 1" x 8' 10" (3.99m x 2.69m) Radiator, 2 x PVC double glazed windows

#### BEDROOM ONE

16' 9" x 11' 1" (5.11m x 3.38m) 2 x PVC double glazed windows, radiator

#### BEDROOM TWO

10' 11" x 8' 6" (3.33m x 2.59m) PVC double glazed window

#### BEDROOM THREE

11' 5" x 9' 9" (3.48m x 2.97m) Radiator, PVC double glazed window

#### THREE PIECE BATHROOM

Panelled bath, part tiled walls, wash basin, WC, PVC double glazed window, chrome radiator

#### THREE PIECE SHOWER ROOM

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

#### FULLY FITTED DINING KITCHEN

13' 5" x 11' 5" (4.09m x 3.48m) Wall and floor units including drawers, stainless steel single drainer sink unit, built in oven, gas hob, PVC double glazed window and door, concealed gas fired central heating boiler unit, plumbed for washing machine, radiator.



Council Tax Band  
Local Authority  
EPC Rating

Band F  
Blackburn with Darwen Borough Council  
54e

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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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### OUTSIDE

Large well laid gardens to the front sides and rear, lawned, mature hedges and bushes, Indian stone driveway

### GARAGE

18' 4" x 9' (5.59m x 2.74m) Radiator, up and over door, PVC double glazed window

### 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 occupy the property.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		