



PROCTORS

ESTATE AGENTS

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9a Meadowhead Drive, Rishton, Blackburn

£1,100 pcm

A new semi-detached house in a quiet residential cul-de-sac close to all local amenities in Rishton including the railway station and within easy access to Junction 5, 6 & 7 of the M65. The ready to move into accommodation has a spacious lounge, fully fitted dining kitchen, two piece cloakroom, three generous bedrooms (one with en-suite shower room), a three piece bathroom with shower, gas central heating, PVC double glazed windows, LVT flooring to ground floor and new carpets. There is a rear garden, a driveway to the side and attached garage.



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ACCOMMODATION

ENTRANCE HALL

Radiator, LVT flooring, cupboard understairs, open staircase with glass balustrade

TWO PIECE CLOAKROOM

Wash basin, WC, radiator, PVC double glazed window

LOUNGE

16' 11" x 14' 4" (5.16m x 4.37m) PVC double glazed French doors & windows, radiator, LVT flooring

FULLY FITTED DINING KITCHEN

15' 9" x 8' 10" (4.8m x 2.69m) Wall & floor units including drawers, built in oven, hob, extractor, dishwasher, fridge, freezer, single drainer sink unit, PVC double glazed window, LVT flooring

STAIRS TO FIRST FLOOR

LANDING

Glass balustrade

BEDROOM ONE

13' 8" x 10' 11" (4.17m x 3.33m) Radiator, PVC double glazed window, built in cupboard

EN-SUITE SHOWER ROOM

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

BEDROOM TWO

13' 6" x 9' 3" (4.11m x 2.82m) Radiator, PVC double glazed window

BEDROOM THREE

10' 2" x 7' 2" (3.1m x 2.18m) Radiator, PVC double glazed window

THREE PIECE BATHROOM

Panelled bath with shower above, wash basin, WC, PVC double glazed window, spotlighting, boiler cupboard (gas fired central heating boiler unit)

OUTSIDE

Driveway & attached garage, gardens to the 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



Council Tax Band
Local Authority
EPC Rating

Band
TBC

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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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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