



PROCTORS

ESTATE AGENTS

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50 Fecitt Brow, Blackburn

A mature semi-detached house in this convenient residential location close to the Royal Blackburn Hospital. The accommodation has two reception rooms, a fully fitted kitchen, three bedrooms and a three piece bathroom with shower. It has gas central heating & PVC double glazing. There are gardens to the front & rear.



50 Fecitt Brow, Blackburn

ACCOMMODATION

ENTRANCE HALL

Radiator, open staircase with spindled balustrade

LOUNGE

11' 10" x 14' 3" (3.61m x 4.34m) Into PVC double glazed bay window, gas fire in fireplace, radiator

OPEN PLAN SITTING ROOM/DINING ROOM

18' 8" x 11' 6" (5.69m x 3.51m) 2 x radiators, PVC double glazed French doors

FULLY FITTED KITCHEN

14' 10" x 6' 3" (4.52m x 1.91m) Wall & floor units including drawers, built in oven, gas hob, extractor, stainless steel single drainer sink unit, gas fired central heating boiler unit, 2 x PVC double glazed windows, radiator

STAIRS TO FIRST FLOOR

LANDING

PVC double glazed window, spindled balustrade

BEDROOM ONE

10' 6" x 14' (3.2m x 4.27m) Built in wardrobes, PVC double glazed window, radiator

BEDROOM TWO

11' 6" x 10' 11" (3.51m x 3.33m) PVC double glazed window, radiator

BEDROOM THREE

6' 3" x 5' 5" (1.91m x 1.65m) PVC double glazed window, radiator

THREE PIECE BATHROOM

Panelled bath with shower above, wash basin, WC, PVC double glazed window, radiator

OUTSIDE

Gardens front & rear



Council Tax Band
Local Authority
EPC Rating

Band
67d

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 occupying the property.



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