



PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
Email. darwen@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



12a Pinewood, Blackburn

£635 pcm

A refurbished first floor flat in this sought after residential area at Holly Tree Village, with shops (including Tesco express) all on hand. The accommodation has a spacious lounge, a small but functional fully equipped kitchen, 2 double bedrooms (one with fitted wardrobes) and a three piece bathroom with shower. It has gas central heating and PVC double glazing. It has been redecorated throughout and has new carpets.



12a Pinewood, Blackburn

ACCOMMODATION

VESTIBULE

PVC front door

ENTRANCE HALL

Radiator, storage cupboard, laminate floor

LOUNGE

17' x 13' 11" (5.18m x 4.24m) (max) Radiator, wall mounted electric fire, PVC double glazed window

KITCHEN

7' 8" x 6' (2.34m x 1.83m) Wall and floor units including drawers, stainless steel sink drainer unit, slot in oven, fridge freezer, washing machine, gas fired central heating boiler unit, PVC double glazing

BEDROOM 1

15' 5" x 7' 9" (4.7m x 2.36m) Radiator, PVC double glazing

BEDROOM 2

15' 5" x 8' 11" (4.7m x 2.72m) Radiator, PVC double glazing, fitted wardrobes and matching drawers and cupboards

THREE PIECE BATHROOM

Panelled bath with shower over, wash basin, WC, radiator

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.



Proctors Darwen

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