



# PROCTORS

ESTATE AGENTS

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**221 Shadsworth Road, Blackburn**

**£650 pcm**

## ACCOMMODATION

### ENTRANCE HALL

Radiator

### KITCHEN

11' 11" x 10' 7" (3.63m x 3.23m) Wall and floor units including drawers, built in oven, gas hob, extractor, stainless steel sink drainer unit, gas fired central heating boiler unit, radiator, PVC double glazed window

### BATHROOM



221 Shadsworth Road, Blackburn

11' 9" x 4' 4" (3.58m x 1.32m) Panelled bath, shower attachment, wash basin, WC, PVC double glazed window, radiator

LOUNGE

14' 3" x 10' 2" (4.34m x 3.1m) Living flame gas fire, PVC double glazed window, radiator

BEDROOM

10' 9" x 7' 1" (3.28m x 2.16m) PVC double glazed window, radiator

BEDROOM

12' 10" x 9' 9" (3.91m x 2.97m) PVC double glazed window, 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.

