



PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
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11 Pankhurst Close, Blackburn

£750 pcm

A two bedroomed ground floor apartment in this sought after locality, near Blackburn Royal Hospital provides more than a highly desirable accommodation. Here, business people/couples can establish a home base within easy distance of the motorway network and surrounding towns. Accommodation comprises two bedrooms, three piece bathroom with shower, lounge, open to dining area and a fully fitted contemporary kitchen. PVC double glazing and gas central heating are both installed.



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ACCOMMODATION

OPEN PLAN LOUNGE/KITCHEN

PVC patio doors, washing machine, fridge/freezer

BEDROOM ONE

PVC double glazed window

BEDROOM TWO

PVC double glazed window

THREE PIECE BATHROOM

Panelled bath with shower and screen, WC, wash basin

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		