



Delius Close, Blackburn, BB2 3WS



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**£550 PCM**

Crown Estate & Letting Agents are delighted to offer to the rental market this well presented semi detached property, situated in a quiet cul-de-sac location, close to Blackburn town centre.

The accommodation briefly comprises of lounge, fitted kitchen, conservatory, downstairs cloakroom, two bedrooms and a three piece bathroom. Outside there are gardens to front and rear, as well as a driveway leading to a single detached garage.

The property is located close to Royal Blackburn hospital with easy access to Blackburn town centre and M65 motorway.

#### **Ground Floor:**

#### **Entrance Porch**

#### **Lounge**

*Dimensions: 11' 10" (3.60m) x 16' 9" (5.10m )*

The lounge comprises of an electric pebble effect fire, TV point, double radiator and ceiling light point. The floor is laminate and there is coving to the ceiling.

#### **Kitchen**

*Dimensions: 11' 10" (3.60m) x 7' 10" (2.40m )*

The kitchen comprises of wall and base fitted units with a sink and drainer and mixer tap in white. There is a fitted electric oven, gas hob and over hob extractor fan and plumbing for a washing machine. The walls are partially tiled and there is a fluorescent strip light on the ceiling.

#### **Conservatory**

*Dimensions: 10'8" (3.25m) x 5'11" (1.80m)*

The conservatory consists of laminate flooring and overlooks the rear garden which backs onto fields.

#### **Downstairs WC**

*Dimensions: 5' 7" (1.70m) x 2' 9" (0.85m )*

WC and handbasin, laminate flooring and small radiator.



**First Floor:**

**Landing**

**Master Bedroom**

*Dimensions: 12' (3.65m) x 8' (2.45m)*

The master bedroom consists of a radiator, TV point and ceiling light point. The flooring is carpeted.



**Bedroom Two**

*Dimensions: 11'10" (3.60m) x 12'6" (3.80m)*

This bedroom consists of a ceiling light point, radiator and carpeted flooring.



**Bathroom / WC**

*Dimensions: 8' 10" (2.70m) x 4' 11" (1.50m)*

The bathroom consists of a 3 piece suite of WC, handbasin and bath with shower over and screen. The flooring is laminate and the walls are partially tiled.



**Outside**

Outside there are gardens to front and rear, as well as a driveway leading to a single detached garage.



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