

309 Preston Old Road, Cherry Tree, Blackburn, BB2 2TX

TO LET

On An Assured Shorthold Tenancy
(minimum six months term)



- Large semi-detached house
 - Four Bedrooms
 - Original Features
- Rear Garden with garage and car port
 - EPC Rating ' D '
- Rent: £695 per calendar month

SITUATION AND DESCRIPTION

A large four bedroom semi-detached property with many of its original features and details. The property is located in the popular residential area of Cherry Tree, with good transport links to Blackburn town centre and the motorway. The property enjoys a large garden and off street parking.

DIRECTIONS

To reach the property from Blackburn town centre head south east on St. Paul's Avenue, turn right onto Feilden Street. Continue along Feilden Street for 0.1 miles and turn left onto Montague Street/A6078, after 0.1 miles turn right onto King Street/A674 for 1.4miles. The property can be found on the right hand side.

- For satellite Navigation, use Postcode BB2 2TX

Ground Floor

Hallway	1.98m x 4.05m – Large carpeted hallway, off small entrance vestibule with central heating radiator, glass panelled door, with stained glass feature window above, leading to two reception rooms, downstairs WC and kitchen.
Dining Room	3.88m x 5.10m – Carpeted with bay window, original plasterwork detailing, feature fireplace, central heating radiator and uPVC double glazing.
Lounge	4.93m x 3.86m – Features original architectural detailing above door and large bay window and window seat, carpeted with central heating radiator, uPVC double glazing.
Kitchen	4.95m x 3.50m – Vinyl flooring, with matching fitted base and wall units, granite effect worktop, Hotpoint electric cooker, dishwasher. Leads to Utility room.
Utility	3.19m x 2.20m – Vinyl flooring, with built in worktop, leads to rear garden.

First Floor

Bedroom 1	2.90m x 2.03m – Carpeted with uPVC Double glazing and central heating radiator.
Bedroom 2	5.12m x 3.88m – Carpeted with bay window, central heating radiator, uPVC double glazing.
Bedroom 3	4.94m x 3.49m – Carpeted with central heating radiator, double glazed windows and built in storage.
Bedroom 4	3.16m x 3.03m – Carpeted with central heating radiator, uPVC double glazing and built in storage.
Bathroom	1.80m x 2.00m – White three piece bathroom suite, vinyl flooring, built in storage, Triton electric shower and uPVC double glazing.

Outside

Front Garden	Small lawned area, with established shrubs and trees.
Rear Garden	Established garden with lawned area, planted borders, leading to single garage and car port.

Room Dimensions Room dimensions are taken to the widest part of each room.

GARDEN MAINTENANCE

To be undertaken by the Tenants.

PETS

The Landlords' specific agreement is required if you have or intend to have a pet at the property.

SMOKING

The Landlords' preference is for non-smokers.

HOUSING BENEFIT APPLICANTS

The property is not considered suitable for applicants solely dependent upon housing benefit rental support.

TERM

Minimum six months term, to be extended on a month by month basis thereafter, subject to availability.

GAS, ELECTRICITY, WATER AND COUNCIL TAX

Tenant to be responsible for payment of all services and council tax. The current council tax for 2015/16 is £1,490.77 per annum, the property being in Band 'D ', payable to Blackburn with Darwen Borough Council.

RENTAL

£695 per calendar month.

RENT/DEPOSIT

The rent to be paid monthly in advance by standing order, plus one month's rent payable as deposit against damage to decorations, furnishings and arrears of rental.

INTERNAL DECORATIVE FINISHES (paintwork etc.)

The tenant will be expected to maintain the standard of decoration existing at the commencement of the tenancy. The Landlords agents will prepare a detailed inventory of the condition. The tenant is entitled to redecorate subject to appropriate colours and finishes being agreed by the Landlord/Landlord's agents in advance.

APPLICATIONS

Please complete the attached pre-application form and return together with application fee of £100.00 (**cheque made payable to Lea, Hough & Co or the application fee can be paid by debit/credit card by calling our Euxton office on 01772 458866**).

Please note that if your application is progressed and full credit checks are carried out by our credit reference agency UK Tenant Data there will be a fee of £16+VAT payable direct to them for this. This additional fee is necessary to cover the costs of conducting residency validation checks and applies to all new tenancies by law (Immigration Act 2014).

VIEWING

Solely by appointment with the sole letting agents.

Misdescription Act

Your attention is drawn to the following notice.

Lea Hough & Co, for themselves and for the Vendor(s) or Lessor(s) of this property, gives notice that:

1. These particulars, whilst believed to be correct, do not form any part of an offer or contract and are for a guide only.
2. Any intending purchaser must satisfy themselves by inspection or otherwise as to the condition of the premises and no warranty is given by the Vendor(s), their Agents or any person in the Agents employment.
3. Any gas, electrical or other appliances included have not been tested; this includes drains, plumbing and electrical installations. It is recommended that all persons carry out their own investigations prior to contract.

Ref: CJP/M.49/23.3.16

Lea Hough is a trading name of Lea Hough & Co LLP, which is a Limited Liability Partnership registered in England and Wales under Partnership Number OC306054.
Registered Office: 7 Ferry Road Office Park, Preston, PR2 2YH.