

**37 Montreal Road
Lammack
Blackburn
BB2 7BY**

TO LET

On An Assured Shorthold Tenancy
(minimum term six months)

PHOTOGRAPH

- **Extended Five Bedroomed Semi-Detached House in popular Blackburn suburb of Lammack**
 - **Three Reception Rooms and Kitchen**
 - **Gas Centrally Heated and largely uPVC Framed Double Glazed Windows**
 - **Quiet Mature Crescent location with Large Rear Garden**

SITUATION AND DESCRIPTION

A larger than average semi-detached property within the popular suburb of Lammack convenient for local facilities and amenities and local bus route.

DIRECTIONS

To reach the property from Blackburn town centre proceed north signposted Clitheroe & Whalley via the A.666 - Whalley New Road, at the junction with the northerly ring road at Brownhill, turn left on Ramsgreave Drive signposted Preston A.619 at the second set of traffic lights turn left into Lammack Road and by the triangle in front of the Hare & Hounds Public House turn right into Whinney Lane, first left into Montreal Road and the property can be found towards the top of the road on the left hand side as the road bends round to the right. Ordnance Survey Street Atlas of Lancashire page 100, grid square C8

ACCOMMODATION

Ground Floor

Entrance vestibule	double glazed uPVC entrance door, dado and picture rail, part glazed door to –
Hall	central heating radiator, carpet, under stairs cupboard, telephone point, stairs to first floor.
Separate WC	uPVC double glazed window, two piece suite, wall heater, vinyl floor covering, Expelair extractor fan.
Reception 1 (front)	3.658m x 3.749m bay fronted uPVC double glazed window, TV point, cable point, central heating radiator, gas fire with hearth and surround, curtains and carpet.
Reception 2 (rear)	3.660m x 4.193m uPVC double glazed bay window, carpets, curtains, central heating radiator, central heating thermostat.
Reception 3 (rear)	3.077m x 5.061m telephone point, TV point, gas fire in hearth and surround, hardwood double glazed bay window, central heating radiator, carpet, cable point.
Kitchen	4.731m x 2.427m with wooden wall and base units/worktops, Belfast sink unit, gas oven & hob, central heating radiator, part tiled walls, uPVC double glazed window and door to rear garden.

First Floor

Bedroom 1 (front)	2,395m x 2.082m carpet, curtains, uPVC double glazed window, central heating radiator.
Bedroom 2 (front)	4.257m x 3.677m carpets, curtains, uPVC double glazed bay window, central heating radiator, TV point.
Bedroom 3 (rear)	3.668m x 3.750m carpets, curtains, uPVC double glazed window, central heating radiator.
Bedroom 4 (rear)	3.068m x 3.501m carpet, curtains, uPVC double glazed window, sink unit, central heating radiator, TV point, telephone point.
Bedroom 5 (front)	3.443m x 3.025m carpet, curtains, uPVC double glazed window, sink unit, central heating radiator.
Bathroom 1	2.453m x 1.708m carpet and curtains, wash hand basin, bath, part tiled walls, uPVC double glazed window, central heating radiator.
Bathroom 2	1.768m x 1.999m wash hand basin,, low flush WC, shower & cubicle, part tiled walls, uPVC double glazed window, vinyl floor covering, wall heater.

Outside

Tarmac drive leading to GARAGE 3.030m X 5.072m with metal up-and-over door, central heating boiler, Belfast sink unit, electric and gas meters, power points. Low level boundary walls, side access to good sized rear garden with patio area and garden shed.

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 2011/12 is 1,804.93 per annum, the property being in band ' E ', payable to Blackburn with Darwen Borough Council.

RENTAL £745 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 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).

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:

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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.

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