

SIMPLE LIFE

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## Bower Fold, Blackburn, BB2

£975 PCM

Situated just outside of Blackburn, Queen Victoria Place has something to offer to all.

The Irwell is a stunning home built with you in mind. Entering through the front door you are welcomed by an attractive kitchen with a range of contemporary fitted units and modern integrated appliances. Heading through the hallway will take you into a spacious living/dining area which is finished with beautiful wooden flooring and French windows which open out onto your private rear garden. The lower floor also benefits from a storage cupboard and W/C.

Upstairs you will find two spacious double rooms, the master bedroom including a fitted, mirrored wardrobe, whilst the second bedroom benefits from having built in storage space. There is also a main bathroom equipped with a bath and shower.

This Lancashire development benefits from excellent transport links, brilliant provision for amenity and the nearby A666 allows for easy access to Blackburn city centre and the Greater Manchester area.

With several Ofsted rated 'Good' and 'Outstanding' schools within 2 miles, families will be well placed for education, and commuting couldn't be any easier as Mill Hill train station is approximately 0.2 miles away offering direct services to Preston, Burnley and Darwen.

Your shopping and employment needs will be well catered for as Blackburn's largest retail park 'The Mall' is only 1 mile away. Further to this, there is an Asda Superstore, Tesco express and Sainsbury's local all within a mile of the site making Queen Victoria Place the Queen of convenience.

Access the site via Queen Victoria Street, using the postcode BB2 2QZ.

Deposit: £1120  
Holding deposit: £220  
Unfurnished  
Council tax: B  
Available 19th February 2026







## Key Features

- Car Parking Space
- Dishwasher
- Washing/drying machine
- Carpets up the stairs and in the bedrooms
- Blinds in the bedrooms
- Security Alarm
- Fridge-freezer
- Modern kitchen worktops and units
- Private back garden

## Location

