



44B Hollins Grove Street, Darwen

£450 pcm

A first floor flat conveniently situated close to all amenities on Blackburn Road. The property has been well maintained throughout and in our opinion provides bright and spacious living accommodation. Briefly comprises; lounge, fitted kitchen, one bedroom and a three-piece shower room. Benefits also from gas central heating and PVC double-glazed windows. Viewing a must! A 12 MONTH MINIMUM CONTRACT!!

LOCATION

From Darwen town centre leave on Duckworth Street, continue into Blackburn Road, turn right into Hollins Grove Street and the property is on the left hand side.



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ACCOMMODATION

MAIN ENTRANCE

Front door and carpeted staircase to first floor, 44b

FIRST FLOOR

Landing, gas fired central heating boiler unit, PVC double-glazed window, radiator

THREE-PIECE SHOWER ROOM

9' 5" x 5' 5" (2.87m x 1.65m) Glazed and tiled shower enclosure, pedestal wash hand basin, low level WC, radiator, built in cupboard, PVC double-glazed window

FITTED KITCHEN

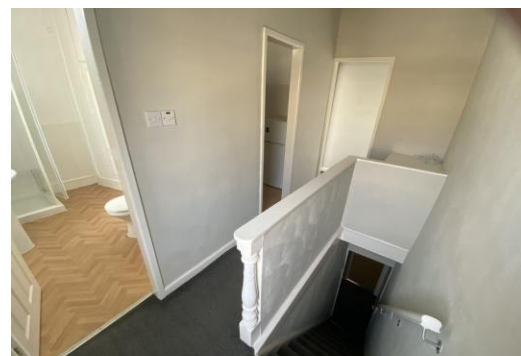
9' 5" x 6' 10" (2.87m x 2.08m) Wall and floor units including stainless steel single drainer sink unit with mixer tap, electric cooker, extractor, plumbed for automatic washing machine, radiator

LOUNGE

14' 0" x 8' 7" (4.27m x 2.62m) Measurements into recess. PVC double-glazed window, radiator

BEDROOM

10' 4" x 6' 9" (3.15m x 2.06m) PVC double-glazed window, radiator



PLEASE NOTE

This property is offered on a 12-month minimum contract period. We require 1 month's rent as deposit and 1 month's rent in advance. On application we will require one weeks 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 months 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 occupy the property.

Proctors Darwen

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