



## 40 Barley Bank Street, Darwen

£650 pcm

Viewing is a must to fully appreciate this immaculately presented, garden fronted traditional stone faced end terrace. The property offers spacious and 'ready to move into' living accommodation throughout. Briefly comprises; entrance vestibule, hall, dining room with bay window and feature fireplace, elegant lounge with feature fireplace, fully fitted kitchen, a rear porch, useful utility area and access to integral garage. The first floor has two good size double bedrooms (one with a range of fitted wardrobes) and a bright and spacious 'Jubilee' bathroom with shower. In our opinion all the rooms are bright, spacious and welcoming. Benefits include PVC double-glazed windows and gas central heating. Externally there is a small enclosed yard and an integral garage. Situated within walking distance to Avondale primary school, Sunnyhurst woods and moorland walks along with easy access to town amenities.



## 40 Barley Bank Street, Darwen

### LOCATION

From Darwen town centre leave on Wood Street, continue to the junction with Vale Street and turn left. Turn into Harwood Street, turn right into Baron Street and the property is on the left-hand side.

### ACCOMMODATION

#### ENTRANCE VETIBULE

Composite front door, original coving to ceiling, half glazed door through to;

#### HALLWAY

PVC double-glazed window, radiator, original coving to ceiling

#### DINING ROOM/SITTING ROOM

14' 0" x 10' 7" (4.27m x 3.23m) Measurements into recess and into PVC double-glazed bay window, feature fireplace, marble inset and hearth, electric coal effect fire, dado rail, radiator, original coving to ceiling

#### LIVING ROOM

14' 6" x 12' 9" (4.42m x 3.89m) Measurements into recess. PVC double-glazed window, feature granite fireplace, living flame gas fire, radiator, under stairs storage cupboard with shelving and light

#### SEPARATE FITTED KITCHEN

10' 5" x 7' 11" (3.18m x 2.41m) Fitted white wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit with mixer tap, four ring gas hob, built in under ovens, extractor hood, plumbed for automatic washing machine, tiled splash-backs, tiled floor, PVC double-glazed window, door through to;

#### REAR PORCH & UTILITY AREA

Power and light, exterior door to rear yard, integral access through to;

#### GARAGE

15' 11" x 7' 5" (4.85m x 2.26m) Large sliding door, gas meter, power and light



Council Tax Band  
Local Authority  
EPC Rating

Band A  
Blackburn with Darwen Borough Council  
D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential tenants are advised to recheck the measurements.

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### FIRST FLOOR

Landing

### BEDROOM 1

14' 6" x 11' 4" (4.42m x 3.45m) Measurements into access. PVC double-glazed window, two radiators, fitted modern wardrobes (5 doors)

### BEDROOM 2

13' 4" x 10' 6" (4.06m x 3.2m) PVC double-glazed window, radiator, built in cupboard (houses gas fired central heating boiler unit)

### JUBILEE BATHROOM

Panelled bath with shower and screen over, pedestal wash hand basin, low level WC, radiator, mainly tiled elevations, PVC double-glazed window

### OUTSIDE

Small garden area to the front, small enclosed yard to rear



### PLEASE NOTE

All properties are offered 6-months 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 occupying the property.

Proctors Darwen

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