



# PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX  
Tel. 01254 705521  
Email. [darwen@proctorsstateagents.co.uk](mailto:darwen@proctorsstateagents.co.uk)  
Web. [proctorsstateagents.co.uk](http://proctorsstateagents.co.uk)



**48a Railway Road, Darwen**

**£695 pcm**

A bright and spacious well-proportioned first floor flat offering immaculate and ready to move into accommodation arranged over two floors. Briefly comprises; cast iron staircase to front door, generous size lounge with two windows, a fitted kitchen with modern units, a bathroom with shower and bedroom two, second floor has a large attic room and en suite bathroom. The flat benefits from double-glazed windows and electric heating. It is situated close to all town centre amenities.



48a Railway Road, Darwen

LOCATION

From Darwen town centre leave on Duckworth Street, turn left into Union Street, continue ahead up the hill and turn left onto Railway Road. The flat is located behind the row of shops (just past Response Taxi rank)

CAST IRON STAIRCASE FROM YARD

Front door to entrance to hall area

FULLY FITTED KITCHEN

9' 1" x 5' 5" (2.77m x 1.65m) Fitted grey high gloss wall and floor units including drawers, stainless steel single drainer sink unit wiith mixer tap, electric hob, built in oven, extractor hood, plumbed for automatic washing machine, tiled splash-backs, double-glazed window

BEDROOM 2

10' 4" x 9' 3" (3.15m x 2.82m) Double-glazed window, radiator

BATHROOM

9' 8" x 4' 1" (2.95m x 1.24m) Panelled bath with shower attachment, pedestal wash hand basin, low level WC, heated towel rail, extractor

LOUNGE

11' 9" x 16' 4" (3.58m x 4.98m) Two double-glazed window, radiator

SECOND FLOOR

Carpeted staircase from first floor landing

ATTIC ROOM & BATHROOM

28' 0" x 12' 0" (8.53m x 3.66m) Measurements approximate. Double-glazed roof window, radiator, separate bathroom with panelled bath, low level WC, pedestal wash hand basin, heated towel rail

OUTSIDE

Yard/bin storage area shared with 48b flat



Council Tax Band  
Local Authority  
EPC Rating

Band A  
Blackburn with Darwen Borough Council  
C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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.

### 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.



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