



PROCTORS

ESTATE AGENTS

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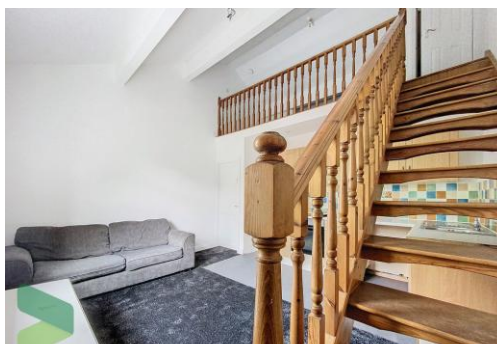
23a Duckworth Street, Darwen

£450 pcm

A self contained first floor flat situated approximately mile from the town centre with free parking to the front and rear. The flat has communal access, a living room with kitchen area, three-piece bathroom with shower and bedroom, in addition there is a mezzanine level ideal as office/storage area. Double-glazing and electric wall heaters.

LOCATION

From Darwen town centre leave on Duckworth Street and the property is on the right hand side above Bargain Booze.



23a Duckworth Street, Darwen

COMMUNAL ENTRANCE HALL

ENTRANCE VESTIBULE

Stairs to:

OPEN PLAN LOUNGE AND KITCHEN

LOUNGE

PVC double-glazed window, electric wall heater, wood flooring, stairs to 'mezzanine' level ideal as office/storage area

FITTED KITCHEN

Wall and floor units including drawers, electric hob, built in under oven extractor, stainless steel one and a half bowl sink unit, tiled splashbacks, wood flooring, plumbed for automatic washing machine

BEDROOM 1

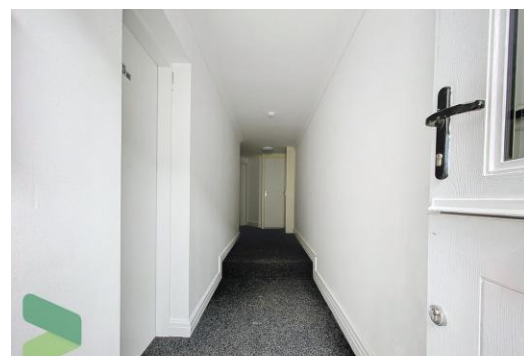
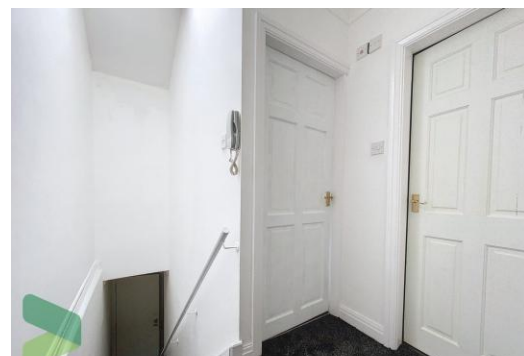
PVC double-glazed window, electric wall heater

THREE-PIECE BATHROOM

Panelled bath with shower over, W.C, pedestal wash hand basin, partially tiled walls, wood flooring, extractor, spot-lighting

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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