



## 21 Bluebell Terrace, Spring Meadows, Darwen

£1,050 pcm

A modern town house offers deceptively spacious living accommodation and is situated in the highly sought after residential area off Pole Lane. Three bedrooms (one with en suite shower room), a three-piece family bathroom with shower, ground floor; entrance hall, cloakroom/WC, a lounge and a separate fitted dining kitchen with modern units and patio doors to the rear garden. Benefits also from gas central heating and PVC double-glazed windows. Externally there is a driveway to the front and an enclosed garden to the rear. Local amenities are nearby and include shops, schools, bus services and Blacksnake playing fields. A minimum 12-month contract.



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### LOCATION

From Darwen town centre leave on Bolton road, turn left into Grimshaw Street, continue to the roundabout and proceed across onto Pole Lane, continue then turn right into the long lane leading to Spring Meadows, the property is on the right before Spring Meadows.

### ACCOMMODATION

#### ENTRANCE HALL

Composite front door with double-glazed unit, radiator

#### CLOAKROOM/WC

PVC double-glazed window, wash hand basin, low level WC, tiled floor

#### LOUNGE

14' x 12' 10" (4.27m x 3.91m) PVC double-glazed window, two radiators, under stairs storage cupboard

#### FITTED DINING KITCHEN

15' 3" x 8' 8" (4.65m x 2.64m) Fitted modern wall and floor units, stainless steel single drainer one and a half bowl sink unit with mixer tap, stainless steel four ring gas hob, built in oven, stainless steel extractor hood, automatic washing machine, dishwasher, PVC double-glazed window, PVC double-glazed double exterior doors to rear garden

#### FIRTS FLOOR

Landing, loft hatch, built in cupboard

#### BEDROOM 1

9' 7" x 9' 5" (2.92m x 2.87m) PVC double-glazed window, radiator, built in cupboard

#### EN SUITE

Glazed and tiled shower enclosure, wash hand basin, low level WC, radiator, extractor, tiled elevations, PVC double-glazed window



Council Tax Band  
Local Authority  
EPC Rating

Band C  
Blackburn with Darwen Borough Council  
B

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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### BEDROOM 2

9' 2" x 7' 8" (2.79m x 2.34m) PVC double-glazed window, radiator

### BEDROOM 3

7' 5" x 5' 8" (2.26m x 1.73m) PVC double-glazed window, radiator

### FAMILY BATHROOM

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

### OUTSIDE

Driveway to the front, enclosed garden to the rear with timber fencing and timber shed



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### 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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