



PROCTORS

ESTATE AGENTS

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76 Redearth Road, Darwen

£525 pcm

A stone faced terrace conveniently situated close to the town centre and all amenities. The accommodation has two bedrooms and a three-piece bathroom, a lounge and fully fitted kitchen. It has gas central heating and PVC double-glazing.

LOCATION

From Darwen town centre leave on Bolton Road, turn left into Hardman Way and right into Redearth Road, continue past Darwen Academy and the property is on the right hand side.



76 Redearth Road, Darwen

ENTRANCE VESTIBULE

LOUNGE

13' 1" x 10' 2" (3.99m x 3.1m) Two PVC double-glazed windows, radiator

FULLY FITTED KITCHEN

13' 1" x 10' 2" (3.99m x 3.1m) Wall and floor units including drawers, built in oven, gas hob, extractor, gas fired central heating boiler unit, PVC double-glazed window and door, radiator, open staircase

FIRST FLOOR

BEDROOM 1

13' 11" x 13' 0" (4.24m x 3.96m) PVC double-glazed window, radiator

BEDROOM 2

9' 10" x 6' 9" (3m x 2.06m) PVC double-glazed window, radiator

THREE-PIECE BATHROOM

Panelled bath, wash hand basin, W/C, radiator

OUTSIDE

Rear yard



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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