



41 Brighton Terrace, Darwen

£695 pcm

A very attractive, much improved garden fronted mid terrace property in this popular and convenient residential location, close to Avondale Primary School. The property provides attractive living accommodation. It has two reception rooms, a fully fitted kitchen, sun room, three bedrooms and a three piece bathroom. It is tastefully decorated throughout, has gas central heating and PVC double glazed windows. Externally there is a rear courtyard in astroturf

LOCATION

From Darwen town centre leave on Wood Street, continue to the junction with Vale Street and turn left. Turn right



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into Harwood Street, turn right into Brighton Terrace and the property is on the left-hand side

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door

ENTRANCE HALL

Radiator, laminate flooring

SITTING ROOM

10'8 X 12'1 PVC double glazed window, radiator, laminate flooring

LIVING ROOM

14'6 X 13'2 Gas fire in fire surround, radiator, cupboard under stairs, PVC french doors through to

SUN ROOM

7' 6" x 4' 6" (2.29m x 1.37m) PVC fascias, laminate flooring

FULLY FITTED KITCHEN

Wall and floor units including drawers, stainless steel single drainer sink unit, built in electric oven and hob, extractor, stainless steel single drainer and sink unit, spotlighting, PVC double glazed window

FIRST FLOOR LANDING

Loft access via pull down ladder (boarded loft)

BEDROOM ONE

12'1 X 11'5 PVC double glazed window, radiator with cover, modern fitted wardrobes

BEDROOM TWO

8'7 X 10'0 PVC double glazed window, radiator



Council Tax Band
Local Authority
EPC Rating

Band A
Blackburn with Darwen Borough Council
TBC

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 THREE

5'8 X 9'11 PVC double glazed window, radiator

THREE PIECE BATHROOM WITH SHOWER ATTACHMENT

W/C, pedestal wash hand basin with under storage, corner bath with shower attachment, chrome heated towel rail, spotlighting

OUTSIDE

Enclosed yard to rear with astroturf

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

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. darwen@proctorsestateagents.co.uk

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