



PROCTORS

ESTATE AGENTS

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92 Sudell Road, Darwen

£495 pcm

A first floor level flat conveniently situated close to the town centre and local amenities. The property has undergone an improvement programme and in our opinion offers bright and spacious living accommodation throughout! Briefly comprises; spacious lounge, new fitted breakfast kitchen with contemporary units, a double bedroom and a three piece bathroom with shower attachment. New neutral decor and new complimenting flooring along with the added benefits of PVC double-glazed windows and gas central heating. 12 MONTH CONTRACT ONLY

LOCATION

From Darwen town centre leave on Bolton road, turn left in Hardman Way and proceed in to Sudell Road the property is on the level on the right hand side.



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ACCOMMODATION

LOUNGE

14' 0" x 11' 5" (4.27m x 3.48m) PVC double glazed window, radiator

BEDROOM

17' x 11' 7" (5.18m x 3.53m) PVC double glazed window, radiator

NEWLY FITTED BREAKFAST KITCHEN

11' 8" x 11' 1" (3.56m x 3.38m) New wall and floor units including drawers, built in electric oven, stainless steel four ring gas hob and stainless steel extractor hood, stainless steel single drainer sink unit with mixer tap, PVC double glazed window, radiator, wall mounted gas fired central heating boiler unit

INNER HALL

THREE PIECE BATHROOM

Pedestal wash hand basin, panelled bath with shower attachment, low level WC, PVC double glazed window, radiator, extractor fan, part tiled elevations

PLEASE NOTE

12 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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