



# PROCTORS

ESTATE AGENTS

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## 38 Earnsdale Road, Darwen

£825 pcm

This garden fronted, bay windowed mid terraced house is situated in this much sought after residential area, close to Sunnyhurst Woods and close to all amenities on Blackburn Road and the motorway for commuting. In our opinion it offers spacious and stylish living accommodation. Briefly comprises; entrance vestibule, attractive lounge with feature fireplace and bay window, open plan living/dining room and fully fitted kitchen with a good range of integrated appliances and under floor heating, first floor, two double bedrooms and an impressive 'Jubilee' four-piece bathroom. Benefits include gas central heating and PVC double-glazed windows. Externally there is a small garden area to the front and a 'L' shaped yard to the rear. In our opinion must be viewed to appreciate the size of accommodation, the period features and the location of the property. 12-month minimum contract.





## 38 Earnsdale Road, Darwen

### LOCATION

From Darwen town centre leave on Duckworth Street continue into Blackburn Road and proceed to Sunnyhurst. Turn left into Earnsdale Road and the property is on the left hand side.

### ACCOMMODATION

#### ENTRANCE VESTIBULE

Composite front door, original coving to ceiling, half glazed interior door (with etched glass) through to;

#### LOUNGE

17' 1" x 14' 6" (5.21m x 4.42m) measurements into recess and into PVC double-glazed bay window, feature wood clad chimney breast with inset modern electric fire (remote controlled), fitted storage and shelving, staircase to first floor

#### LIVING/DINING ROOM OPEN TO FITTED KITCHEN

#### LIVING/DINING ROOM

15' x 14' 7" (4.57m x 4.44m) Solid fuel burner, tiled hearth, radiator, PVC double-glazed double doors to rear yard, under stairs storage cupboard

#### FULLY FITTED KITCHEN

9' x 7' 9" (2.74m x 2.36m) Fitted wall and floor units with wood worktops, single drainer sink unit, electric hob, built in oven, stainless steel and glass extractor hood, integrated microwave, integrated washing machine, integrated fridge-freezer, PVC double-glazed window, under floor heating, fitted dining table

#### FIRST FLOOR

Landing

#### BEDROOM 1

12' 6" x 11' 2" (3.81m x 3.4m) Measurements up to fitted wall-to-wall-floor-to-ceiling mirrored wardrobes, PVC double-glazed window, radiator

#### JUBILEE FOUR-PIECE BATHROOM

Panelled bath with waterfall mixer tap, large walk in shower, vanity wash hand basin with storage below, low level WC, large skylight, spotlighting, tiled elevations and floor



Council Tax Band  
Local Authority  
EPC Rating

Band B  
Blackburn with Darwen Borough Council  
D

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.

## 38 Earnsdale Road, Darwen

### BEDROOM 2

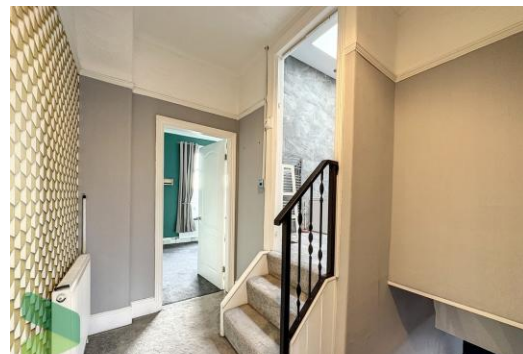
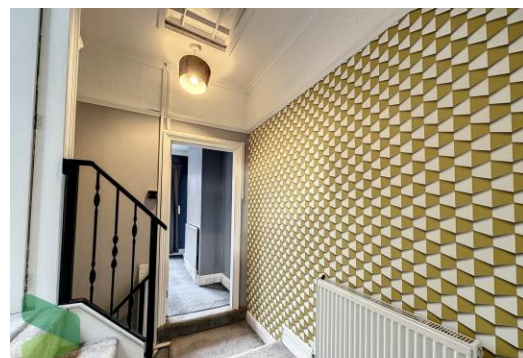
11' 7" x 10' (3.53m x 3.05m) Measurements up to fitted mirrored wardrobes, PVC double-glazed window, radiator, built in cupboards

### OUTSIDE

Small garden area to the front, paved 'L' shaped enclosed yard to the rear

### PLEASE NOTE

This property is offered on a 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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