



PROCTORS

ESTATE AGENTS

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1 South Street, Darwen

£425 pcm

A deceptively spacious, stone faced mid terrace house situated in this attractive cobbled one way street convenient for all town centre amenities, bus station and railway station. The accommodation offers one large double bedrooms and a three-piece shower room on the first floor. The ground floor has an open plan lounge and galley style fitted kitchen. PVC double-glazed windows and gas central heating are both installed and there is a burglar alarm which is serviced every 12 months. In our opinion the property must be viewed to appreciate the size and convenient location on offer.

LOCATION

From Darwen town centre leave on Duckworth Street, turn left into Union Street, follow the road round to the junction with Railway Road and go straight across into South Street and the property is on the left hand side.



1 South Street, Darwen

ACCOMMODATION

HALLWAY

Carpeted staircase, interior door through to;

LIVING ROOM

13' 4" x 12' 2" (4.06m x 3.71m) PVC double-glazed window, radiator, feature fireplace, electric fire, open plan through to;

FITTED GALLEY STYLE KITCHEN

17' 3" x 4' 1" (5.26m x 1.24m) Fitted wall and floor units including drawers, single drainer sink unit, brand new electric cooker, tiled splash-backs, PVC double-glazed window, exterior door to rear yard, under stairs recess plumbed for automatic washing machine.

FIRST FLOOR

Landing

SHOWER ROOM

Glazed and tiled corner shower enclosure, pedestal wash hand basin, low level WC, radiator, two PVC double-glazed windows

LARGE DOUBLE BEDROOM

13' 6" x 11' 9" (4.11m x 3.58m) PVC double-glazed window, built in walk in wardrobe with light, shelving, clothes rails and wall mounted gas fired central heating boiler unit

OUTSIDE

Permit parking Monday-Friday to the front £25 p.a. To the rear there is an enclosed communal yard (courtesy access with a neighbouring property).

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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