



PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
Email. darwen@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



29 Gordon Street, Darwen

£500 pcm

A stone-faced mid terrace situated on a cul de sac street in this Chapels area of town. The property provides spacious accommodation with the benefit of two bedrooms, a new three-piece bathroom with shower, lounge and spacious dining kitchen. Benefits from gas central heating, PVC double-glazed windows, new flooring and neutral décor throughout. Viewing is recommended.

LOCATION

From Darwen town centre leave on Duckworth Street, turn right into Dove Lane and proceed into Exchange Street, turn left into Gordon Street and the property is on the left hand side.



29 Gordon Street, Darwen

ACCOMMODATION

LIVING ROOM

1' 12" x 9' (0.61m x 2.74m) PVC front door with double-glazed unit, PVC double-glazed window, radiator, electric coal effect fire, laminate flooring, wall light

FITTED DINING KITCHEN

12' 7" x 9' 3" (3.84m x 2.82m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, gas point for cooker, tiled splash-backs, tiled floor, PVC double-glazed window, wall mounted gas fired central heating boiler unit, door to rear yard

FIRST FLOOR

Landing

BEDROOM 1

13' x 10' 8" (3.96m x 3.25m) Measurements into recess. PVC double-glazed window, radiator

BEDROOM 2

9' 5" x 7' 7" (2.87m x 2.31m) PVC double-glazed window, radiator, laminate flooring

BATHROOM

New suite, panelled bath with shower, screen and mixer tap over, pedestal wash hand basin, low level WC, tiled splash-backs, wood cladding, radiator, PVC double-glazed window, loft hatch



Council Tax Band
Local Authority
EPC Rating

Band A
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 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.

29 Gordon Street, Darwen

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@proctorsstateagents.co.uk

Web. proctorsstateagents.co.uk

%epcGraph_c_1_198%