



# PROCTORS

ESTATE AGENTS

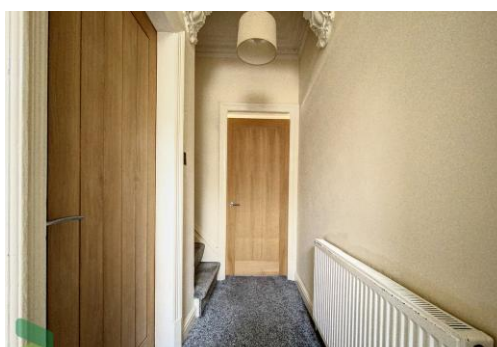
238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX  
Tel. 01254 705521  
Email. [darwen@proctorsestateagents.co.uk](mailto:darwen@proctorsestateagents.co.uk)  
Web. [proctorsestateagents.co.uk](http://proctorsestateagents.co.uk)



## 28 Baron Street, Darwen

£650 pcm

Viewing is recommended to fully appreciate this deceptively spacious, garden fronted traditional stone faced mid terrace that was extended approximately 30 years ago. Briefly comprises; entrance vestibule, hall, sitting room, living room/dining room open through to fully fitted dining kitchen with modern units, first floor, three bedrooms and a four-piece bathroom. Benefits from gas central heating and PVC double-glazed windows are installed throughout.





# 28 Baron Street, Darwen

## LOCATION

From Darwen town centre leave on Wood Street, continue to the junction with Vale Street and turn left. Turn right into Harwood Street, turn right into Baron Street and the property is on the left-hand side

## ACCOMMODATION

### VESTIBULE

PVC front door with double-glazed unit, coving to ceiling, door through to;

### HALLWAY

Radiator, coving to ceiling

### SITTING ROOM

12' 3" x 10' 8" (3.73m x 3.25m) PVC double-glazed window, radiator, picture rail, laminate flooring

### LIVING ROOM/DINING ROOM

14' 3" x 13' 8" (4.34m x 4.17m) Radiator, under stairs storage, open through to;

### FITTED KITCHEN

13' 3" x 8' 6" (4.04m x 2.59m) Fitted high-gloss wall and floor units including drawers, sink unit, hob, built in oven, stainless steel extractor hood, plumbed for automatic washing machine, PVC double-glazed windows

### FIRST FLOOR

Coving to ceiling, loft hatch, built in storage cupboard with shelving

### BEDROOM 1

13' 9" x 9' 9" (4.19m x 2.97m) Measurements into recess. PVC double-glazed window, radiator

### BATHROOM

Corner panelled bath, corner glazed and tiled shower enclosure, pedestal wash hand basin, low level WC, heated towel rail, extractor



Council Tax Band  
Local Authority  
EPC Rating

Band A  
Blackburn with Darwen Borough Council  
C

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.

## 28 Baron Street, Darwen

### BEDROOM 2

12' 3" x 6' 1" (3.73m x 1.85m) PVC double-glazed window, radiator

### BEDROOM 3

9' 3" x 7' 4" (2.82m x 2.24m) PVC double-glazed window, radiator

### OUTSIDE

Small garden area to front and enclosed yard to the rear



Proctors Darwen

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

Tel. 01254 705521

Email. [darwen@proctorsestateagents.co.uk](mailto:darwen@proctorsestateagents.co.uk)

Web. [proctorsestateagents.co.uk](http://proctorsestateagents.co.uk)



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.

