



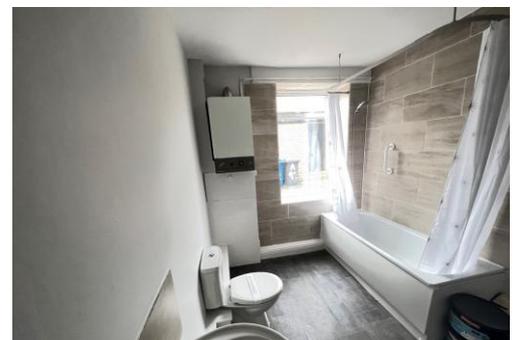
## 92 Sudell Road, Darwen

£495 pcm

A well-presented ground floor flat situated in this convenient residential locality with all amenities on hand and within easy reach of the town centre. The newly refurbished accommodation has a lounge, fully fitted kitchen, one double bedroom and a three-piece bathroom. Gas central heating and PVC double-glazing are both installed. A 12 MONTH MINIMUM CONTRACT!!

### 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.



## 92 Sudell Road, Darwen

### ACCOMMODATION

#### LOUNGE

13' 9" x 11' 6" (4.19m x 3.51m) PVC double glazed window, radiator

#### FITTED KITCHEN

9' 3" x 8' 6" (2.82m x 2.59m) Wall and floor units including drawers, built-in oven, gas hob, extractor, stainless steel single drainer sink unit, PVC double-glazed window and door, radiator

#### BEDROOM

14' 9" x 12' 10" (4.5m x 3.91m) Measurements into PVC double glazed bay window, radiator

#### THREE PIECE BATHROOM

14' 9" x 7' 6" (4.5m x 2.29m) Panelled bath with shower attachment, wash hand basin, W.C, gas fired central heating boiler unit, partially tiled walls, PVC double-glazed window, radiator

#### OUTSIDE

Communal yard area



### 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.

Proctors Darwen

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

Tel. 01254 705521

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

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

