



PROCTORS

ESTATE AGENTS

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11 Elswick Street, Darwen

£595 pcm

A garden fronted mid terraced house situated in this established residential area with local amenities and easy access to town. The accommodation briefly comprises; entrance vestibule, hallway, sitting room, living room/dining room, separate fitted kitchen, first floor, three-piece bathroom with shower and two double bedrooms. Gas central heating and PVC double-glazed windows are installed. Externally there is a rear yard.

LOCATION

From Darwen town centre leave on Bolton Road, turn left into Hardman Way and continue into Sudell Road. Turn left into Sudellside Street, right into Elswick Street and the property is on the left-hand side.



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ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door, door to;

ENTRANCE HALL

Radiator, laminate flooring

LIVING ROOM

10' 8" x 10' 6" (3.25m x 3.2m) Measurements into chimney breast, feature fireplace, PVC double-glazed window, radiator

SITTING ROOM/DINING ROOM

14' 2" x 13' 2" (4.32m x 4.01m) Measurements into chimney breast, feature fireplace, original built in cupboards, laminate flooring, PVC double-glazed window, radiator, understairs storage cupboard

FITTED KITCHEN

8' 9" x 7' 4" (2.67m x 2.24m) Wall and floor units including drawers, stainless steel single drainer sink unit, four plate gas hob, built in under oven, tiled splashbacks, plumbed for automatic washing machine, Vinyl flooring, PVC double-glazed window, PVC door

FIRST FLOOR

Landing

BEDROOM 1

14' 2" x 11' 0" (4.32m x 3.35m) Measurements into chimney breast, PVC double-glazed window, radiator, built in cupboards

BEDROOM 2

13' 3" x 7' 9" (4.04m x 2.36m) PVC double-glazed window, radiator, laminate flooring, built in cupboards

THREE-PIECE BATHROOM

Panelled bath with shower and screen, pedestal wash hand basin, low-level W.C, PVC double-glazed window, radiator, laminate flooring

OUTSIDE

Rear yard



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 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.

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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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