



PROCTORS

ESTATE AGENTS

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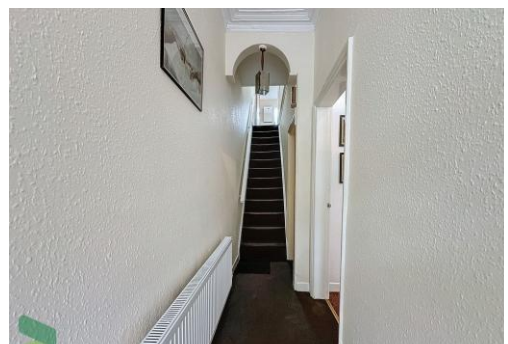
17 Marsh House Lane, Darwen

£695 pcm

DESCRIPTION

Larger than average mid terraced house conveniently located close to shops on Sudell Road, nearby primary schools and nurseries and approximately 1/2 mile to the town centre railway and bus stations . Briefly comprising entrance vestibule, 2 reception rooms, fitted kitchen, first floor, 3 piece bathroom with shower , 3 bedrooms, one with fitted wardrobes. The property benefits from gas central heating, PVC double glazing and has a yard at the rear of the property.

LOCATION



17 Marsh House Lane, Darwen

From Darwen town centre leave on Bolton Road, turn left into Hardman Way and continue into Sudell Road. Bear right into Marsh House Lane

ENTRANCE HALL

Leading from hallway into dining room

DINING ROOM

Leading through double glass doors to lounge

LOUNGE

Feature gas fire

KITCHEN

Wall and base fitted units, stainless steel 1 1/2 single sink drainer unit with mixer tap, radiator

STAIRS AND LANDING

BEDROOM ONE

Fitted wardrobes

BEDROOM TWO

Fitted wardrobes

BEDROOM THREE

BATHROOM

3 piece white bathroom suite, w.c, wash basin, bath with shower and glass screen

OUTSIDE

Rear yard



Council Tax Band
Local Authority
EPC Rating

Band A
Blackburn with Darwen Borough Council
TBC

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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