



6 Dover Street, Lower Darwen

£795 pcm

A stone built mid terrace cottage in this popular cobbled street adjacent to the centre of Lower Darwen. The property has recently been refurbished and has a new fully fitted kitchen, new three piece bathroom, two bedrooms and lounge. Viewing is highly recommended.



6 Dover Street, Lower Darwen

LOUNGE

13' 11" x 13' 1" (4.24m x 3.99m) Living flame gas fire, PVC double glazed window, radiator

NEW FULLY FITTED KITCHEN

Wall and floor units including drawers, built in oven, gas hob, extractor, stainless steel sink drainer unit, new gas fired central heating boiler unit, PVC window and door

FIRST FLOOR LANDING

BEDROOM 1

14' 0" x 13' 0" (4.27m x 3.96m) Radiator, PVC double glazed window

BEDROOM 2

8' 10" x 6' 2" (2.69m x 1.88m) Radiator, PVC double glazed window, built in cupboard

NEW THREE PIECE BATHROOM

Paneled bath with shower over, wash basin, WC

OUTSIDE

Yard to the rear

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 week's 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 month's 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. darwin@proctorsstateagents.co.uk

Web. proctorsstateagents.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		