



PROCTORS

ESTATE AGENTS

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36 Olive Lane, Darwen

£800 pcm

A deceptively spacious, fully modernised mid terrace conveniently situated for local amenities and the town centre. The accommodation has a through lounge, an excellent fully fitted kitchen with a full range of units and appliances, a fully tiled three-piece bathroom and three bedrooms. It has gas central heating and PVC double-glazing.

ENTRANCE VESTIBULE

THROUGH LOUNGE

28' 3" x 13' 2" (8.61m x 4.01m) Two radiators, PVC double-glazed window and PVC door, open staircase



36 Olive Lane, Darwen

FULLY FITTED KITCHEN

14' 2" x 6' 9" (4.32m x 2.06m) Wall and floor units including drawers, marble effect worktops, built-in oven, gas hob, extractor, stainless steel single drainer sink unit, two PVC double-glazed windows, fridge, freezer, dishwasher, spot-lighting,

FULLY TILED THREE-PIECE BATHROOM

6' 10" x 5' 11" (2.08m x 1.8m) Panelled bath with shower attachment, plus titan shower, wash hand basin, W/C, radiator, PVC double-glazed window, fully tiled walls and flooring.

FIRST FLOOR

Landing, radiator

BEDROOM 1

13' 4" x 11' 2" (4.06m x 3.4m) PVC double-glazed window, radiator, built in cupboard

BEDROOM 2

10' 4" x 7' 8" (3.15m x 2.34m) PVC double-glazed window, radiator

BEDROOM 3

13' 4" x 5' 5" (4.06m x 1.65m) PVC double-glazed window, radiator

OUTSIDE

Rear yard

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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