



3 Anyon Street, Darwen

£650 pcm

A immaculately presented stone faced mid terraced house situated close to all town centre amenities and the railway station. There are two bedrooms, a three-piece bathroom with shower, a lounge and a fully fitted dining kitchen. Gas central heating, PVC double-glazed windows and new décor throughout. Externally there is a rear yard.

ENTRANCE VESTIBULE

LIVING ROOM

Laminate flooring, coving, wood fire surround, PVC double-glazed window, radiator



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FULLY FITTED DINING

Wall and floor units including drawers, stainless steel single drainer sink unit, free standing gas cooker, PVC double-glazed window, radiator, understairs storage cupboard

FIRST FLOOR

Landing

BEDROOM 1

PVC double-glazed window, radiator, laminate flooring

BEDROOM 2

PVC double-glazed window, radiator, laminate flooring

THREE PIECE BATHROOM

Panelled bath with shower attachment, low-level W.C, pedestal wash hand basin, tiled splashbacks, laminate flooring, 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.



Council Tax Band Band A
Local Authority
EPC Rating C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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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