



56 Cavendish Street, Darwen

£600 pcm

Viewing is recommended to fully appreciate this bright and well-presented garden fronted mid terraced house. The accommodation briefly comprises; entrance vestibule, attractive living room, a separate fitted dining kitchen, first floor, two bedrooms and a bright and spacious three-piece bathroom with shower. Benefits from PVC double-glazed windows and gas central heating. Situated on the 'higher end' of this popular residential street with local amenities on Blackburn Road.

LOCATION

From Darwen town centre leave on Duckworth Street, continue into Blackburn Road and turn right into Lloyd Street, left into Greenway Street, right into Snape Street follow the road to the end then take the first left into Cavendish Street and the property is on the left.



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ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door with double-glazed unit, original coving to ceiling, dado rail, interior door through to;

LIVING ROOM

13' 7" x 12' 1" (4.14m x 3.68m) Measurements into recess. PVC double-glazed window, radiator, fireplace, meter cupboard

FITTED DINING KITCHEN

13' 8" x 11' 9" (4.17m x 3.58m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, stainless steel four ring gas hob, built in under oven, extractor hood, plumbed for automatic washing machine, tiled splash-backs, PVC double-glazed window, under stairs storage area, door to rear yard

FIRST FLOOR

Landing, radiator, loft hatch

BEDROOM 1

13' 7" x 11' 9" (4.14m x 3.58m) PVC double-glazed window, radiator, built in storage

BEDROOM 2

8' 9" x 8' 3" (2.67m x 2.51m) PVC double-glazed window, radiator, built in cupboard (houses gas fired central heating boiler unit)

BATHROOM

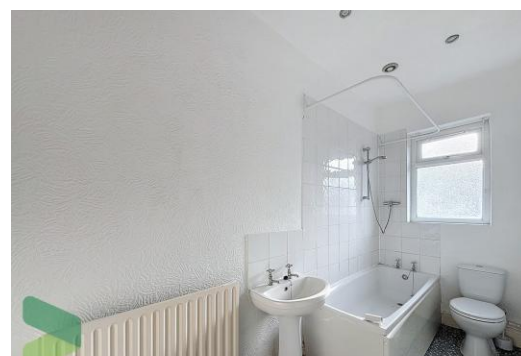
11' 5" x 4' 5" (3.48m x 1.35m) Panelled bath with shower over, pedestal wash hand basin, low level WC, radiator, tiled splashbacks, built in storage cupboard, PVC double-glazed window

OUTSIDE

Small garden area to the front, enclosed paved yard to 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 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.



Proctors Darwen

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		