



PROCTORS

ESTATE AGENTS

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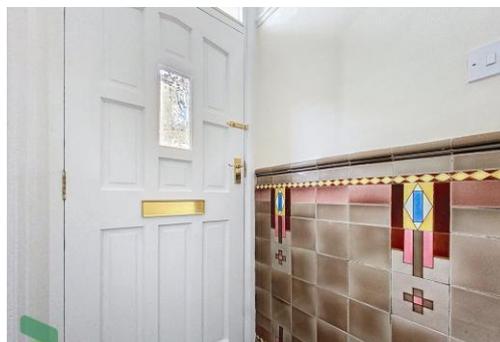
14 Reservoir Street, Darwen

£700 pcm

A stone faced mid terrace house situated in this popular and convenient residential area close to Bold Venture Park and within walking distance of all town centre amenities. The spacious accommodation throughout briefly comprises; two good sized bedrooms, a bright three-piece bathroom with shower, living room and a fitted dining kitchen. In addition there is PVC double-glazed windows, gas central heating, neutral décor and new complimenting flooring. Viewing is recommended.

LOCATION

From Darwen town centre leave on Borough Road, turn right onto James Street by the side of the Health Centre, right onto Tockholes Road and left into Reservoir Street and the property is on the right hand side.



14 Reservoir Street, Darwen

ACCOMMODATION

ENTRANCE VESTIBULE

Feature mosaic tiled floor, part tiled elevations, door through to;

LIVING ROOM

14'1 X 13'11 Measurements into recess. PVC double-glazed window, laminate flooring, radiator, meter cupboard

FITTED DINING KITCHEN

13'10 X 9'7 Modern, white, wall and floor units including drawers, stainless steel single drainer sink unit, tiled splash-backs, stainless steel four ring gas hob, built in under oven, stainless steel extractor hood, tiled splash-backs, radiator, under stairs storage area, PVC double-glazed window, PVC door with double-glazed unit (to rear yard)

FIRST FLOOR

Landing

BEDROOM 2

9'6 X 6'11 PVC double-glazed window, radiator, built in cupboard

INNER HALL

Radiator

BEDROOM 1

13'11 X 11'4 Measurements into recess. PVC double-glazed window, radiator

THREE-PIECE BATHROOM

PVC double-glazed window, panelled bath with shower and screen over, low level WC, vanity wash hand basin with cupboards below, radiator, tiled splash-backs, laminate flooring

OUTSIDE

Enclosed yard to rear with wrought iron gate



Council Tax Band
Local Authority
EPC Rating

Band A
Blackburn with Darwen Borough Council
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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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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