



# PROCTORS

ESTATE AGENTS

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## 1 Avondale Road, Darwen

£850 pcm

A recently renovated traditional, stone-faced end terraced, garden fronted house convenient for all amenities on Blackburn Road A666. There are two double bedrooms, a stylish three-piece 'Jubilee' bathroom with shower, ground floor entrance vestibule, hallway, sitting room, living room/dining room and a separate newly fitted kitchen with integrated appliances. Benefits from gas central heating and PVC double-glazed windows. Viewing is essential to fully appreciate the immaculate accommodation on offer. Externally there is an enclosed yard to the rear.

### LOCATION

From Darwen town centre leave on Duckworth Street continue into Blackburn Road, turn left onto Avondale Road and the property is on the right hand side.



# 1 Avondale Road, Darwen

## ACCOMMODATION

### ENTRANCE VESTIBULE

Composite front door with double-glazed unit, meter cupboard, original coving to ceiling, half glazed door through to;

### HALLWAY

Original coving to ceiling, radiator, staircase to first floor

### SITTING ROOM

13' 6" x 10' 10" (4.11m x 3.3m) Measurements into recess. PVC double-glazed window, radiator

### LIVING ROOM OR DINING ROOM

13' 9" x 13' 7" (4.19m x 4.14m) Measurements into recess. PVC double-glazed window, radiator, under stairs storage cupboards

### SEPARATE NEWLY FITTED KITCHEN

9' 3" x 6' 9" (2.82m x 2.06m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, stainless steel four ring gas hob, built in oven, extractor hood, plumbed for automatic washing machine, tiled splash-backs, concealed gas fired central heating boiler unit, PVC double-glazed window, PVC exterior door

### FIRST FLOOR

Landing, PVC double-glazed window, loft hatch

### BEDROOM 1

13' 9" x 11' 7" (4.19m x 3.53m) Measurements into recess. PVC double-glazed window, radiator

### JUBILEE NEWLY FITTED BATHROOM

Panelled bath with shower and screen over, pedestal wash hand basin, low level WC, heated towel rail, part tiled walls, extractor fan

### BEDROOM 2

13' 8" x 11' 2" (4.17m x 3.4m) Measurements into recess. PVC double-glazed window, radiator



Council Tax Band  
Local Authority  
EPC Rating

Band A  
Blackburn with Darwen Borough Council  
E

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

Small garden area to the front and enclosed 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.



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