



PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
Email. darwen@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



1 Bright Street, Darwen

£700 pcm

A well-presented end terrace property available to rent, situated in this much sought after residential locally, close to Sunnyhurst Woods, local schools and amenities. The property comprises of two bedrooms, living room, spacious kitchen/dining room, rear yard, and family bathroom. Local amenities are all nearby, within the area and Darwen town centre is easily accessible.



1 Bright Street, Darwen

ACCOMMODATION

LIVING ROOM

PVC double-glazed window, radiator, carpet flooring



KITCHEN/DINING ROOM

Fitted wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit, large range gas cooker, plumbed for automatic washing machine, tiled splash-backs, PVC double-glazed window, exterior door



OUTSIDE

Rear yard

UPSTAIRS

BEDROOM 1

large bedroom, carpet flooring, upvc double glazed window



Council Tax Band
Local Authority
EPC Rating

Band A
Blackburn with Darwen Borough Council
TBC

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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BEDROOM 2

carpet flooring, upvc window

FAMILY BATHROOM

Bath with shower over, wc and sink.

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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