



## 41 Tythebarn Street, Darwen

£500 pcm

A stone-faced mid terrace property situated conveniently for all amenities in the town centre along with easy access to the bus station and walking distance to the Railway station giving access to Manchester, Bolton, Preston etc. The property comprises open plan lounge to a fitted kitchen, small utility room, two bedrooms one with access to a three-piece bathroom. Externally there is a rear yard. Gas central heating and double-glazing. A minimum 12 months contract.

### LOCATION

From Darwen town centre leave on Duckworth Street, turn left into Union Street, at the top turn left on to Railway Road, under the railway bridge the turn right onto Kay Street, turn left onto Tythebarn Street and the property is on the right hand side.



## 41 Tythebarn Street, Darwen

### ACCOMMODATION

#### LIVING ROOM

Composite front door, PVC double-glazed window, two radiators, meter cupboards, open tread staircase, open to:

#### FITTED KITCHEN

Wall and floor units including drawers, stainless steel single drainer sink unit, electric point for cooker, lino flooring, tiled splashes, PVC double-glazed window

#### UTILITY

Plumbed for automatic washing machined, vented for tumble dryer, lino flooring, door to (rear yard)

### FIRST FLOOR

#### BEDROOM 1

PVC double-glazed window, radiator, three storage cupboards

#### BEDROOM 2

PVC double-glazed window, radiator, storage cupboard access to:

#### THREE-PIECE BATHROOM

Panelled bath, pedestal ash hand basin, low-level W.C, lino flooring, PVC double-glazed window, radiator

#### OUTSIDE

Rear yard

#### PLEASE NOTE

This property is offered on a 12-months minimum contract period. We require 5 weeks 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

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. [darwen@proctorsstateagents.co.uk](mailto:darwen@proctorsstateagents.co.uk)

Web. [proctorsstateagents.co.uk](http://proctorsstateagents.co.uk)