



PROCTORS

ESTATE AGENTS

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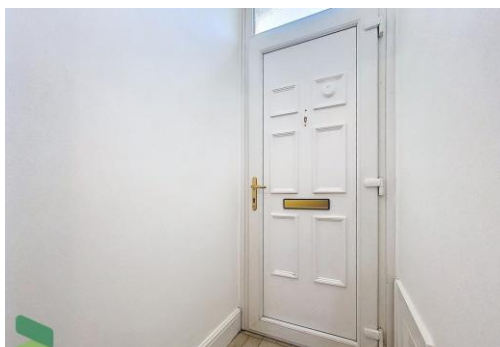
45 Newton Street, Darwen

£675 pcm

Viewing is a must to fully appreciate this recently improved, deceptively spacious garden fronted mid terrace house. The accommodation briefly comprises; entrance vestibule, two reception rooms and a separate fitted kitchen. First floor, bright and spacious landing, two bedrooms and a three-piece bathroom with shower. Gas central heating and PVC double-glazing are installed. Externally there is a small garden area to the front and an enclosed yard to the rear.

LOCATION

From Darwen town centre leave on Railway Road, continue into Atlas Road and turn left into Olive Lane, left into Newton Street and the property is on the right-hand side.



45 Newton Street, Darwen

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door, door to;

ENTRANCE HALL

Radiator, vinyl flooring

LIVING ROOM

14' 6" x 11' 11" (4.42m x 3.63m) PVC double-glazed diamond leaded window, fire surround, marble hearth, radiator, built in cupboard

DINING ROOM/SITTING ROOM

15' 8" x 14' 1" (4.78m x 4.29m) Measurements into recess. PVC double-glazed window, radiator, large understairs storage cupboard with light

FULLY FITTED KITCHEN

10' 4" x 8' 0" (3.15m x 2.44m) Fitted wall and floor units including drawers, four ring gas hob, built in under oven, tiled splashbacks, tiled flooring, gas fired central heating boiler unit, PVC exterior door, PVC double-glazed window

FIRST FLOOR

Bright and spacious landing, PVC double-glazed window, storage cupboard, spindled balustrade

BEDROOM 1

14' 6" x 12' 0" (4.42m x 3.66m) PVC double-glazed diamond leaded window, radiator

BEDROOM 2

10' 4" x 8' 10" (3.15m x 2.69m) PVC double-glazed window, radiator

FAMILY BATHROOM

Panelled bath with shower over, low-level W.C, pedestal wash hand basin, part tiled elevations, vinyl flooring, radiator, extractor

OUTSIDE

Small garden area to the front, enclosed yard to the rear



Council Tax Band
Local Authority
EPC Rating

Band A
Blackburn with Darwen Borough Council
D

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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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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