



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.



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ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door, door to;



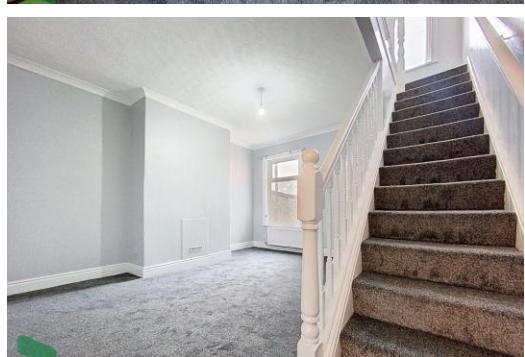
ENTRANCE HALL

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 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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