



7 Melbourne Street, Darwen

£550 pcm

This brick built mid terrace property is close to Whitehall Park and all amenities on Bolton Road/A666. The accommodation briefly comprises; entrance vestibule, living room, fitted dining kitchen, first floor, two bedrooms and an attractive three-pc bathroom with shower attachment. Benefits from PVC double-glazed windows, gas central heating and new décor throughout. Externally there is an enclosed yard to the rear. Viewing recommended.

LOCATION

From Darwen town centre leave on Bolton Road, continue for approximately ¼ mile and turn left into Grimshaw Street and right into Meadow Street, first right into Melbourne Street and the property is on the right-hand side.



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ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door, tiled floor, coving to ceiling, glazed door through to;

LOUNGE

13' 1" x 12' 11" (3.99m x 3.94m) Measurements into recess. PVC double-glazed window, radiator, meter cupboard

FITTED DINING KITCHEN

12' 10" x 10' 8" (3.91m x 3.25m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, four plate electric hob, built in under oven, extractor hood, tiled splash backs, PVC double glazed window, radiator, under stairs storage area, PVC exterior door (to rear yard)

FIRST FLOOR

Landing

BEDROOM ONE

13' 0" x 10' 0" (3.96m x 3.05m) PVC double glazed window, radiator

BEDROOM TWO

10' 7" x 7' 7" (3.23m x 2.31m) PVC double glazed window, radiator

THREE PIECE BATHROOM

Low level W/C, pedestal wash hand basin, panelled bath with shower attachment, part tiled elevations, radiator, PVC double glazed window

OUTSIDE

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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