



PROCTORS

ESTATE AGENTS

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



13 Victoria Street, Darwen

£550 pcm

A stone-faced mid terrace property close to all town centre amenities and within walking distance to the Railway station. The property provides two bedrooms, three-piece bathroom with shower attachment, two reception rooms and a basic kitchen. Gas central heating and partially double-glazed throughout. NO PETS. NO SMOKERS

LOCATION

From Darwen town centre leave on Bolton road, turn left in Hardman Way, left into Victoria Street and the property is on the right hand side.



13 Victoria Street, Darwen

ACCOMMODATION

ENTRANCE VESTIBULE

Laminate flooring

LIVING ROOM

13' 4" x 13' 0" (4.06m x 3.96m) Measurements into chimney breast, double-glazed sash window, radiator, gas fire, built in cupboard, laminate flooring

DINING ROOM

13' 1" x 10' 3" (3.99m x 3.12m) Single-glazed window, radiator, laminate flooring, wall units

BASIC KITCHEN

10' 0" x 4' 10" (3.05m x 1.47m) Stainless steel single drainer sink unit with cupboards below, laminate flooring, wall shelving, PVC double-glazed window, radiator

FIRST FLOOR

Landing, spindled balustrade

BEDROOM 1

13' 01" x 10' 10" (3.99m x 3.3m) Double-glazed sash window, radiator

BEDROOM 2

10' 2" x 8' 2" (3.1m x 2.49m) Single-glazed window, radiator, built in cupboard (housing gas fired central heating boiler unit)

THREE-PIECE BATHROOM

Cast iron bath with shower attachment, pedestal wash hand basin, low-level W.C, single-glazed window, radiator

OUTSIDE

Rear yard

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.



Proctors Darwen

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

Tel.

01254 705521

Email.

darwen@proctorsestateagents.co.uk

Web.

proctorsestateagents.co.uk

