



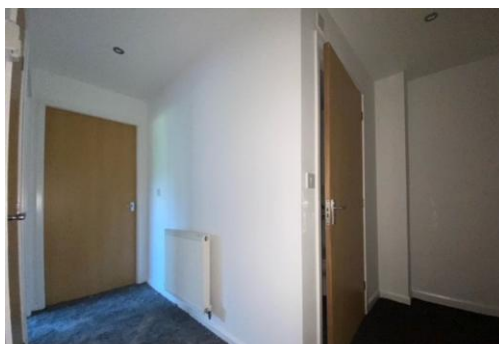
3 Lawson Court, Darwen

£600 pcm

A modern ground floor apartment located on the Woodland Park development in Darwen close to all local amenities. The property comprises entrance hall, a lounge, a modern fully fitted kitchen, two bedrooms and a three-piece bathroom with shower. PVC double-glazing, gas central heating and intercom access are all installed. Externally there are communal garden areas with one allocated parking space.

LOCATION

From Darwen town centre leave on Railway Road proceed onto Atlas Road, turn right onto Olive Lane and left into Anyon Street and right onto Astbury Chase follow the road round into Gifford Way and right into Coulthurst Gardens and Lawson Court is on the left hand side.



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ACCOMMODATION

ENTRANCE HALL

Lino flooring, spot-lighting, radiator, intercom access, storage cupboard

LIVING ROOM

PVC double-glazed window, two radiators, open to:

FITTED KITCHEN

Cream high gloss wall and floor units including drawers, four-plate gas hob, built in under oven, extractor, stainless steel one and a half bowl single drainer sink unit, tiled splashbacks, lino flooring, PVC double-glazed window, spot-lighting, plumbed for automatic washing machine

BEDROOM 1

PVC double-glazed window, radiator

BEDROOM 2

PVC double-glazed window, radiator

THREE-PIECE BATHROOM

Panelled bath with shower and screen, pedestal wash hand basin, W.C, lino flooring, extractor, radiator

OUTSIDE

Communal garden areas with one allocated parking space

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.



Council Tax Band	Band A
Local Authority	
EPC Rating	84

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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.

3 Lawson Court, Darwen



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