



## 384 Bolton Road, Whitehall, Darwen

£800 pcm

A truly tastefully presented duplex maisonette close to all amenities on Bolton Road and approximately a mile from Darwen town centre. This generous size maisonette provides superb living accommodation 'with a welcoming feel'. High quality fixtures and fittings throughout and is an excellent example of contemporary living. Very impressive and spacious duplex living arranged over three floors. Briefly comprises; entrance hall, staircase to first floor with elegant lounge, fitted breakfast kitchen and external access to an attractive terrace with AstroTurf for easy maintenance. The second floor has two double bedrooms with fitted furniture and a stylish four-piece bathroom. Gas central heating, feature double-glazed sash windows and a stylish modern theme throughout. VIEWING A MUST!



## 384 Bolton Road, Darwen

### LOCATION

From Darwen town centre leave on Bolton Road, continue for approximately ¼ mile, and the property is on the right hand side next to Dollys Tea Rooms.

### ENTRANCE VESTIBULE

'Rock' front door, tiled flooring, radiator, storage cupboard with radiator

### FIRST FLOOR

Storage cupboard housing gas fired central heating boiler unit, PVC door (leading to rear garden), radiator

### ELEGANT LOUNGE

13' 9" x 12' 0" (4.19m x 3.66m) Living flame gas fire, fire surround, marble inset and hearth, beamed ceiling, double-glazed sash window, radiator

### SPACIOUS FULLY FITTED BREAKFAST KITCHEN

15' 2" x 14' 9" (4.62m x 4.5m) Modern wall and floor units including drawers, integrated dishwasher, integrated washing machine, induction hob, built in oven, extractor, grey single drainer sink unit with mixer tap, integrated fridge/freezer, spot-lighting, two double-glazed sash windows, laminate flooring, spot-lighting, radiator

### SECOND FLOOR

Double-glazed sash window, radiator

### MATER BEDROOM

13' 10" x 12' 4" (4.22m x 3.76m) Fully fitted wardrobes with matching drawers and dressing table unit, double-glazed sash window, radiator

### BEDROOM TWO

15' 3" x 8' 11" (4.65m x 2.72m) Full fitted wardrobes with matching dressing table unit, double-glazed sash window, radiator

### ATTRACTIVE FOUR PIECE BATHROOM

11' 7" x 5' 9" (3.53m x 1.75m) Panelled bath with shower attachment, glazed and tiled walk in shower cubicle, vanity wash hand basin, low-level W.C., heated towel rail/radiator, tiled splashbacks, laminate flooring, double-glazed sash window, spot-lighting, extractor



Council Tax Band  
Local Authority  
EPC Rating

Band B  
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.

# 384 Bolton Road, Darwen

## OUTSIDE

Courtyard to the rear with paved patio area and 'Artificial' grass area



## 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

