



PROCTORS

ESTATE AGENTS

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34 Weavers Mews, Darwen

£525 pcm

A first floor apartment situated on this courtyard development. The accommodation has the benefit of two bedrooms, a three-piece bathroom with shower and open plan lounge and fully fitted kitchen. Gas central heating. PVC double-glazing and burglar alarm are all installed. The apartment can be accessed via stairs or lift. Externally there are communal gardens, parking and bike store. It is conveniently close to all town centre amenities.

LOCATION

From Darwen town centre leave on Blackburn Road, continue and turn left just after Lidl on to Vale Street and continue to the top. Turn left onto Tockholes Road, turn right into Weavers Mews (at the rear of the health centre), right again and the apartment blocks are facing on the right hand side.



34 Weavers Mews, Darwen

ACCOMMODATION

COMMUNAL HALL

Individual postboxes, intercom access, access to the apartments via stairs or lift

ENTRANCE HALL

Radiator, intercom receiver

OPEN PLAN LOUNGE/KITCHEN

LOUNGE

PVC double-glazed window, radiator

FITTED KITCHEN

Wall and floor units including drawers, stainless steel one and a half bowl single drainer sink unit, four plate electric hob, extractor, built in oven, integrated washer/dryer, tiled splashbacks, lino flooring, PVC double-glazed window, radiator

THREE-PIECE BATHROOM

White panelled bath with mixer shower and screen, pedestal wash hand basin, W.C., tiled splashbacks, lino flooring, radiator

BEDROOM 1

PVC double-glazed window, radiator

BEDROOM 2

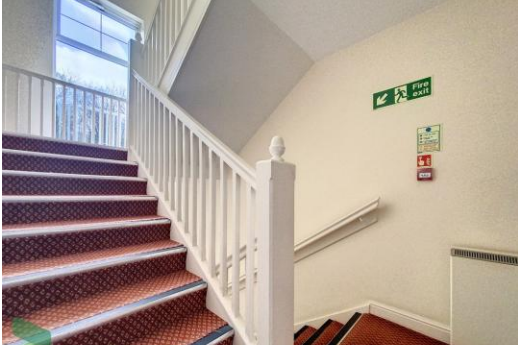
PVC double-glazed window, radiator

OUTSIDE

Parking, bike store, bin store, communal seating area

PLEASE NOTE

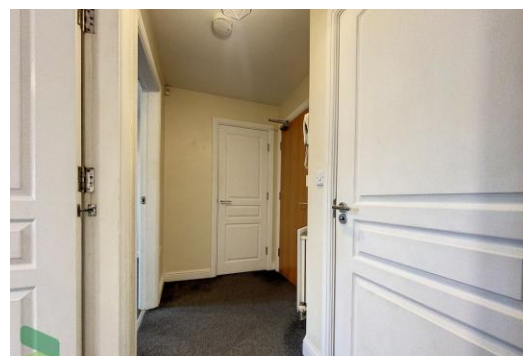
All properties are offered 6-months minimum contract period. We require 1 month's rent as deposit and 1 month's rent in advance. On application we will require one weeks holding fee, the landlord has 15 days to make a decision. If the tenancy does go ahead, the holding fee will be refunded or deducted 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.



Council Tax Band Band B
Local Authority C
EPC Rating

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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