



PROCTORS

ESTATE AGENTS

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14 Portland Street, Darwen

£650 pcm

****Available from 16th December, applications being taken**** A stone faced mid terrace situated in this highly sought after location at Whitehall. Accommodation briefly comprises, entrance vestibule, lounge, open plan dining room and fitted kitchen with modern units, first floor, two double bedrooms and a 'Jubilee' three-piece bathroom with shower. Benefits include gas central heating and PVC double-glazed windows. Externally there is an enclosed yard to the rear with artificial grass.

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, turn right into Portland Street and the property is on the right hand side.



14 Portland Street, Darwen

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door, tiled floor, part glazed door through to;

LOUNGE

13' 9" x 13' 0" (4.19m x 3.96m) Measurements into recess. PVC double-glazed window, radiator, feature fireplace, living flame gas fire, under stairs storage

OPEN PLAN DINING ROOM AND KITCHEN

DINING ROOM

13' 10" x 10' 2" (4.22m x 3.1m) PVC double-glazed window, radiator, open through to;

FITTED KITCHEN

9' 3" x 6' 8" (2.82m x 2.03m) Fitted modern wall and floor units including drawers, stainless steel five ring hob, stainless steel extractor, built in double oven, tiled splash-backs, integrated dishwasher, PVC double-glazed window

FIRST FLOOR

Landing, loft access via drop-down ladder (part boarded)

BEDROOM 1

13' 9" x 10' 2" (4.19m x 3.1m) PVC double-glazed window, radiator

BEDROOM 2

13' 10" x 10' 1" (4.22m x 3.07m) PVC double-glazed window, radiator, wall mounted gas fired central heating boiler unit

'JUBILEE FAMILY BATHROOM'

Panelled bath with shower and screen over, pedestal wash hand basin, low level WC, built in cupboard, large skylight, extractor, heated towel rail, tiled splash-backs

OUTSIDE

Enclosed yard to rear with artificial grass and shed

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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