



17 Lloyd Street, Darwen

£575 pcm

Available from the end of February 2024. An immaculate stone faced mid terrace situated conveniently for all amenities on Blackburn Road and with easy access to junction 4 M65. The property has two bedrooms, a bright and spacious three-piece bathroom, living room with feature fireplace and a separate spacious fitted dining kitchen with modern units. Gas central heating and PVC double-glazing are installed throughout.

LOCATION

From Darwen town centre leave on Duckworth Street, continue into Blackburn Road and turn right into Lloyd Street, and the property is on the left hand side.



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ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door with double-glazed unit, tiled flooring, single-glazed unit for added day light, glazed door through to;

LIVING ROOM

17' 11" x 12' 0" (5.46m x 3.66m) Maximum measurements and into chimney breast, minimum measurements 17'11 (5.46m) x 14'7 (4.44m). Feature fireplace, PVC double-glazed window, radiator, meter cupboard, spindle balustrade

FITTED DINING KITCHEN

10' 6" x 10' 6" (3.2m x 3.2m) Fitted white high shine modern wall and floor units, four plate gas hob, built in oven, extractor, stainless steel single drainer sink unit with modern spray tap, tiled splash-backs, wall mounted new gas fired central heating boiler, laminate flooring, PVC rear door, plumbed for automatic washing machine

FIRST FLOOR

Landing

BEDROOM ONE

15' 0" x 12' 0" (4.57m x 3.66m) Measurements into chimney breast, PVC double-glazed window, radiator

BEDROOM TWO

7' 6" x 7' 2" (2.29m x 2.18m) Maximum measurements, minimum measurements 7'6 (2.29m) x 5'11 (1.8m), PVC double-glazed window, radiator

BRIGHT & SPACIOUS BATHROOM

Panelled bath with shower attachment, pedestal wash hand basin, low-level WC, laminate effect flooring, recess for shelving, PVC double-glazed window, radiator,

OUTSIDE

Rear yard with store

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

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