



165a Duckworth Street, Darwen

£525 pcm

A bright and spacious well-proportioned first floor flat (above 'The Loom & Shittle Micro Bar' offering immaculate and ready to move into accommodation. Briefly comprises; entrance utility room, carpeted staircase to first floor, spacious landing, generous size lounge, a fitted kitchen with modern units, a bathroom with shower and a double bedroom. The flat benefits from PVC double-glazed windows. It is situated close to all town centre amenities.

LOCATION

From Darwen town centre leave on Duckworth Street (in Blackburn direction), turn right at M & M accessories and the property is on the left hand side. The entrance gate is off the car park (free parking).



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ACCOMMODATION

ENTRANCE

PVC front door with access to utility room with fitted units, plumbed for automatic washing machine, carpeted staircase to first floor

FIRST FLOOR

Landing

LOUNGE

Two PVC double-glazed windows, radiator

DOUBLE BEDROOM

PVC double-glazed window, radiator

THREE-PIECE BATHROOM

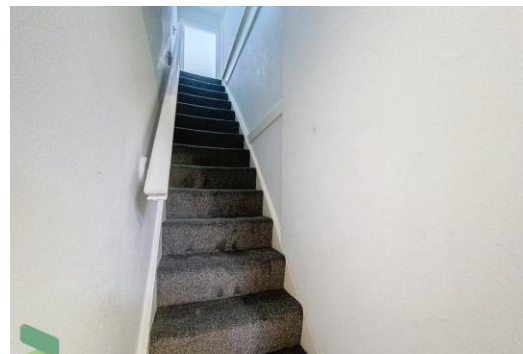
Panelled bath with shower and screen over, pedestal wash hand basin, low level WC, radiator, part tiled inset

FITTED KITCHEN

Fitted modern wall and floor units including stainless steel single drainer sink unit with mixer taps, electric hob, built in under oven, stainless steel extractor hood, PVC double-glazed window

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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