



PROCTORS

ESTATE AGENTS

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53 Avallon Way, Darwen

£700 pcm

A brick built town house set in the quiet location of Avallon Way just off Marsh House Lane. The property enjoys open aspects to the rear and a generous size rear garden. Internally the property consists of; entrance porch, hallway, lounge, fitted dining kitchen; first floor, two double bedrooms and a three piece bathroom with shower.

LOCATION

From Darwen town centre along Bolton Road (A666) turn left onto Hardman Way continue onto Sudell Road and right onto Marsh House Lane. From here turn left onto Lisbon Drive, right onto Avallon Way follow the road up and around and the property is on the right-hand side.



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ACCOMMODATION

ENTRANCE PORCH

PVC front door, PVC double-glazed window, glazed door trough to;

ENTRANCE HALL

Radiator, carpeted staircase to first floor

LOUNGE

13' 3" x 13' 1" (4.04m x 3.99m) Measurements into recess. PVC double-glazed window, fire surround, radiator

FULLY FITTED DINING KITCHEN

16' 2" x 8' 0" (4.93m x 2.44m) Wall and floor units including drawers, electric point for cooker, stainless steel single drainer sink unit, tiled splash-backs, PVC double glazed window, radiator, plumbed for automatic washing machine

FIRST FLOOR

Landing, loft hatch

BEDROOM ONE

13' 0" x 9' 10" (3.96m x 3m) Maximum measurement. PVC double glazed window, radiator, built in cupboard with clothes hanging rail

BEDROOM TWO

11' 6" x 7' 11" (3.51m x 2.41m) PVC double glazed window (open aspects), radiator

THREE PIECE BATHROOM

Low level W.C, pedestal wash hand basin, panelled bath with mixer tap and shower over, radiator, PVC double glazed window, built in storage cupboard (houses gas fired central heating boiler unit)



Council Tax Band
Local Authority
EPC Rating

Band A
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 are 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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OUTSIDE

There is a lawned area to the front of the property and a flagged garden to the rear and a brick built 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.



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