



PROCTORS

ESTATE AGENTS

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42 Lightbown Street, Darwen

£750 pcm

A well-presented mid terrace house in this quiet backwater, convenient for all amenities. The property provides deceptively spacious family sized living accommodation. There are three bedrooms (one being in the attic) and a spacious landing area which would be ideal as workstation, a three-piece bathroom, two reception rooms and a fitted kitchen. It has been tastefully decorated throughout and has complimenting flooring. Viewing is highly recommended.

LOCATION

From Darwen town centre leave on Duckworth Street A666 and turn right onto Dove Lane and continue onto Exchange Street and turn left into Lightbown Street where the property can be found on the right-hand side.



42 Lightbown Street, Darwen

LOUNGE

13' 5" x 11' 9" (4.09m x 3.58m) PVC double-glazed window, radiator

LIVING ROOM

14' 1" x 13' 6" (4.29m x 4.11m) PVC double-glazed french doors, fireplace, radiator, under stairs storage cupboard

FITTED KITCHEN

7' 6" x 6' 7" (2.29m x 2.01m) Fitted wall and floor units, stainless steel single drainer sink unit, gas hob, built in oven, extractor hood, PVC double-glazed window

FIRST FLOOR

BEDROOM 2

12' 6" x 12' (3.81m x 3.66m) PVC double-glazed window, radiator, built in wardrobe

BEDROOM 3

11' 2" x 6' 6" (3.4m x 1.98m) PVC double-glazed window, radiator

STUDY AREA

10' 1" x 6' 9" (3.07m x 2.06m) PVC double-glazed window, radiator, staircase to;

SECOND FLOOR

MASTER BEDROOM

13' 2" x 12' 2" (4.01m x 3.71m) PVC double-glazed window, radiator, fitted wardrobes, cupboard housing gas fired central heating boiler unit

FAMILY BATHROOM

Panelled bath with shower attachment, wash hand basin, low level WC, radiator

OUTSIDE

Enclosed yard to rear



Council Tax Band
Local Authority
EPC Rating

Band A
Blackburn with Darwen Borough Council
C

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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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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