



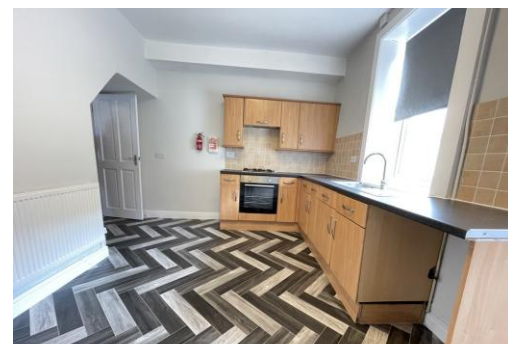
6 Everton Street, Darwen

£625 pcm

This traditional stone faced mid terrace in our opinion offers immaculate ready to move into accommodation. Briefly comprises; entrance vestibule, living room, separate fitted dining kitchen, first floor, two bedrooms and a three-piece bathroom with shower attachment. Benefits from PVC double-glazed windows and gas central heating along with neutral décor and complimenting flooring throughout. The property is conveniently situated for all town centre amenities, bus station, train station, health and leisure centre. Viewing recommended.

LOCATION

From Darwen town leave on Wood Street, turn left into Everton Street and the property is on the left hand side.



6 Everton Street, Darwen

ACCOMMODATION

ENTRANCE VESTIBULE

LIVING ROOM

14' x 13' 3" (4.27m x 4.04m) PVC double-glazed window, radiator, meter cupboard

FITTED DINING KITCHEN

13' 5" x 12' 8" (4.09m x 3.86m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, stainless steel four ring gas hob, built in under oven, extractor hood, plumbed for automatic washing machine, tiled splash-backs, radiator, PVC double-glazed window, exterior door

FIRST FLOOR

Landing, built in cupboard

BEDROOM 1

13' 6" x 11' (4.11m x 3.35m) PVC double-glazed window, radiator

BEDROOM 2

9' 8" x 8' 1" (2.95m x 2.46m) PVC double-glazed window, radiator, built in cupboard (houses gas fired central heating boiler unit)

BATHROOM

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

OUTSIDE

Enclosed paved yard to rear

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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