



PROCTORS

ESTATE AGENTS

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6 St. Johns Avenue, Off Turncroft Road, Darwen

£1150 pcm

Available from 25th June, 2025. This impressive semi-detached dormer bungalow is set in easy maintenance gardens with the added benefit of two driveways and an integral garage. The accommodation briefly comprises: entrance vestibule, spacious lounge with feature fireplace, fully fitted kitchen with modern units and integrated appliances, dining room with patio door through to a sun lounge that overlooks the beautiful rear garden, a generous size main bedroom with a full range of fitted furniture, a stylish family bathroom with shower and a large double attic bedroom with a range of fitted furniture. Benefits from PVC double-glazed windows, gas fired central heating and solar panels. All the rooms are bright, airy and immaculately presented. Viewing is essential!



6 St. Johns Avenue, Darwen

LOCATION

From Darwen town centre leave on Bolton Road. Turn left at the set of traffic lights into Hardman Way, proceed for 100 yards turning right at the traffic lights into Redearth Road, continue for ¼ mile and turn left into Turncroft Road, continue ahead into St Johns Avenue and the property is on the right-hand side.

ACCOMMODATION

ENTRANCE VESTIBULE

Composite front door, radiator, acrylic panelled ceiling with spotlighting

LOUNGE

17' 4" x 11' 8" (5.28m x 3.56m) Measurements into recess. PVC double-glazed window, feature fireplace, electric fire, wall lights, laminate flooring, radiator

INNER HALL

FULLY FITTED KITCHEN

14' 11" x 9' 4" (4.55m x 2.84m) Fitted modern wall and floor units including drawers, white porcelain single drainer one and a half bowl sink unit with mixer tap, electric cooker, stainless steel and glass extractor hood, acrylic panelled ceiling and splash-backs, plumbed for automatic washing machine, integrated dishwasher, two PVC double-glazed windows, exterior door 'stable' style door

FAMILY BATHROOM

Panelled bath with shower, shower attachment, waterfall mixer tap and screen over, combination unit with low level WC and storage, vanity wash hand basin with storage below, heated towel rail, fully tiled elevations, PVC double-glazed window



Council Tax Band
Local Authority
EPC Rating

Band C
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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DINING ROOM

9' 5" x 8' 8" (2.87m x 2.64m) Radiator, laminate flooring, PVC double-glazed sliding door through to;

SUN LOUNGE

9' 3" x 8' 3" (2.82m x 2.51m) PVC roof, PVC double-glazed windows and exterior door, radiator

BEDROOM 1

18' 7" x 9' 8" (5.66m x 2.95m) Measurements up to wall-to-wall-floor-to-ceiling wardrobes, fitted matching drawers, bedside units and headboard, two PVC double-glazed windows, radiator

INTEGRAL ACCESS TO GARAGE

Up and over door, power, light, radiator

FIRST FLOOR

ATTIC ROOM/BEDROOM 2

20' x 9' 4" (6.1m x 2.84m) Two double-glazed roof windows, radiator, fitted furniture, access to large eaves (houses gas fired central heating boiler unit)

OUTSIDE

Two paved driveways. Paved garden area to the front with mature plants. To the rear there is a paved patio, paved pathways, two Astroturf garden areas, timber shed and timber playhouse



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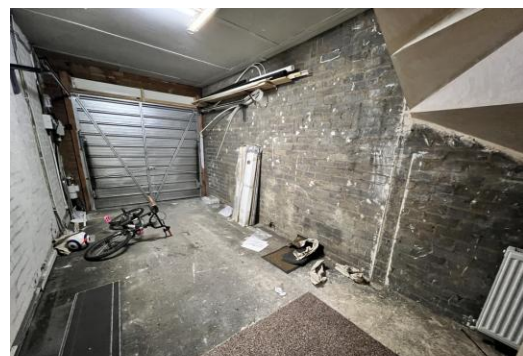
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PLEASE NOTE

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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