



14 Preston Street, Darwen

£500 pcm

A stone faced mid terrace situated in a convenient location with all local amenities on hand on Blackburn Road. There are two bedrooms, a three-piece bathroom with shower, the ground floor comprises: entrance vestibule, entrance hall, living room, dining kitchen and A separate utility room with door to rear yard, PVC double-glazing and gas central heating are both installed.

LOCATION

From Darwen town centre leave on Duckworth Street, continue into Blackburn Road and turn right into Lloyd Street, left into Greenway Street, left into Preston Street and the property is on the left-hand side.



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ACCOMMODATION

ENTRANCE VESTIBULE

LOUNGE

PVC double glazed window, radiator, meter cupboards, under stairs storage area

DINING KITCHEN

Wall and floor units including drawers, built in electric oven with with gas hob, tiled splash backs, radiator, laminate flooring, PVC double glazed window, stainless steel single drainer sink unit

UTILITY ROOM

Wall mounted gas fired central heating unit, PVC double-glazed window, door to rear yard

FIRST FLOOR

BEDROOM ONE

PVC double glazed window, radiator

BEDROOM TWO

PVC double glazed window, radiator

THREE PIECE BATHROOM

W/C, pedestal wash hand basin, tiled splash backs, panelled bath with shower attachment, radiator, PVC double glazed window

OUTSIDE

Enclosed yard to the 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.



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