



# PROCTORS

ESTATE AGENTS

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## 39 Park Road, Darwen

£1100 pcm

A fantastic opportunity to rent this immaculate three bedroom garden fronted mid terrace house set in the enviable area of Whitehall. The property boasts large spacious living accommodation throughout and is tastefully presented from start to finish briefly comprising; entrance vestibule, entrance hall, two reception rooms, large fully fitted kitchen, utility room, first floor; three bedrooms (master bedroom with fitted wardrobe and drawers), separate W/C and a four piece bathroom. PVC double glazed and gas central heating are installed throughout. Viewing is extremely advised!





# 39 Park Road, Darwen

## LOCATION

From Darwen town centre leave on Bolton Road, continue for approximately one mile and turn right into Park Road and the property is on the right-hand side

## ACCOMMODATION

### ENTRANCE HALL

### ENTRANCE VESTIBULE

### LOUNGE

12' 0" x 10' 6" (3.66m x 3.2m) Gas fire into chimney breast with stone fireplace surround, PVC double glazed window, radiator, laminate flooring

### DINING ROOM

13' 9" x 13' 7" (4.19m x 4.14m) Multi fuel wood burner with tiled insert and wood surround fire place, radiator, built in storage cupboard, wall mounted lamps. The dining room will also be furnished with a table and 6 chairs and sideboard/ unit.

### FANTASTIC FITTED KITCHEN

Wall and floor units including drawers, stainless steel single drainer sink unit, tiled splash backs, built in electric oven with five ring gas hob and extractor hood, butchers block with stainless steel one bowl sink unit, breakfast bar, integrated dishwasher, PVC double glazed window, tiled effect laminate flooring, spotlighting

### UTILITY ROOM

Stainless steel single drainer sink unit, plumbed for washing machine, PVC double glazed window



Council Tax Band  
Local Authority  
EPC Rating

Band B  
TBC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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.

## 39 Park Road, Darwen

### FIRST FLOOR

Landing, radiator

### BEDROOM ONE

13' 9" x 12' 11" (4.19m x 3.94m) PVC double glazed window, fitted wardrobe and separate fitted drawers with matching king size bed frame, radiator, wall mounted lights



### BEDROOM TWO

13' 1" x 6' 7" (3.99m x 2.01m) PVC double glazed window, walk in wardrobe



### BEDROOM THREE

10' 1" x 6' 2" (3.07m x 1.88m) PVC double glazed window, radiator



### SEPARATE W/C

W/C

### MODERN FOUR PIECE BATHROOM

W/C, pedestal wash hand basin unit with under cupboard storage, corner bath with shower attachment, walk in shower cubicle, tiled splash backs, radiator, heated towel rail



### OUTSIDE

Garden fronted and enclosed flagged 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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