



PROCTORS
ESTATE AGENTS

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47 Knowlesly Road, Darwen

£1,150 pcm

AVAILABLE AFTER 22ND APRIL 2025.....We strongly recommend internal inspection to fully appreciate this immaculately presented and fully refurbished semi-detached house. Situated in this highly sought after residential locality of Whitehall with easy access to local amenities on A666. It has undergone an extensive improvement programme and in our opinion provides superb stylish living accommodation. Briefly comprises: Entrance porch, lounge with feature fireplace and oak glazed doors through to a bright dining room with patio doors to the beautiful rear garden, a superb fitted dining kitchen with a range of integrated appliances, first floor, three bedrooms (two have fitted furniture) and a stylish and newly fitted four-piece family bathroom. New gas central heating combi boiler and radiators, new PVC double-glazed windows and exterior doors, new interior doors, newly decorated throughout in a neutral theme with new complimenting flooring. Externally there are newly laid, easy maintenance landscaped gardens to the front and rear along with a long driveway.



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LOCATION

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

ENTRANCE PORCH

New composite front door with double-glazed window, PVC double-glazed windows, radiator, tiled flooring, built in cupboards, glazed oak door through to;

LIVING ROOM

19' 5" x 11' 6" (5.92m x 3.51m) Two PVC double-glazed windows, feature fireplace, black high-gloss marble hearth and inset, living flame gas fire, two radiators, glazed oak double doors through to;

DINING ROOM

18' 1" x 8' 6" (5.51m x 2.59m) Feature vaulted ceiling, wall lights, laminate flooring, radiator, PVC double-glazed sliding doors (to rear garden), glazed oak double doors through to;

NEW MODERN FITTED DINING KITCHEN

14' 5" x 9' 9" (4.39m x 2.97m) Modern, new wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, integrated fridge and freezer, integrated dishwasher, integrated washing machine, 'Neff' electric hob, 'Neff' built in under oven, black glass 'Neff' extractor hood, laminate flooring, spot-lighting, PVC double-glazed window, radiator, large under stairs storage cupboard (houses gas fired central heating boiler unit)

FIRST FLOOR

Oak spindled balustrade and hand rail, loft hatch with drop down ladder, PVC double-glazed window, radiator

BEDROOM 1

11' 6" x 10' 2" (3.51m x 3.1m) Measurements up to built in wardrobes with sliding mirrored doors (including clothes rail and drawers), PVC double-glazed window, radiator

BEDROOM 2

10' 0" x 8' 4" (3.05m x 2.54m) Built in wardrobes with sliding mirrored doors (including clothes rail and shelving), PVC double-glazed window, radiator

BEDROOM 3

8' 7" x 7' 5" (2.62m x 2.26m) PVC double-glazed window, radiator



Council Tax Band
Local Authority
EPC Rating

Band C
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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NEW FOUR PIECE FAMILY BATHROOM

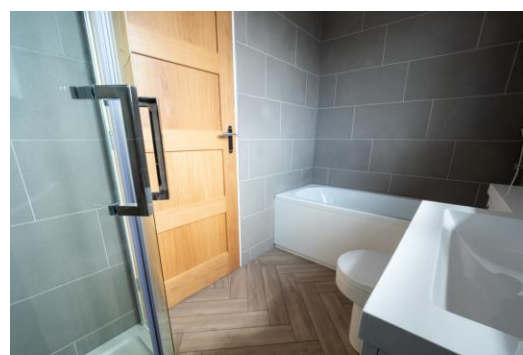
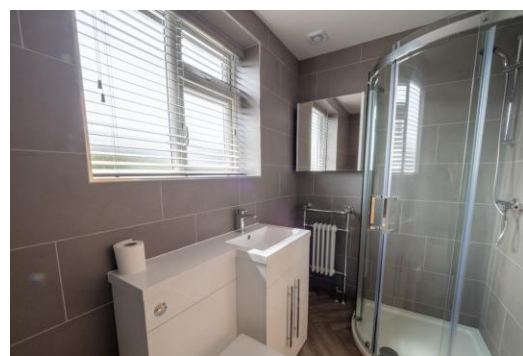
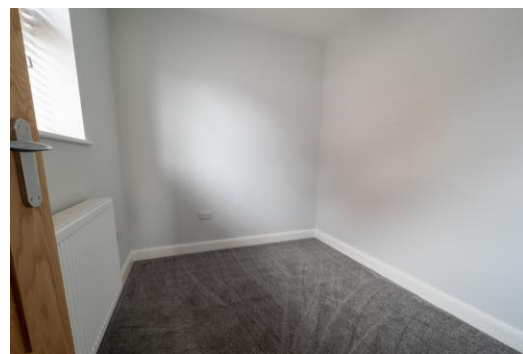
Corner shower enclosure, combi unit with vanity wash hand basin, storage and low-level W/C, panelled bath with shower attachment and mixer tap, heated towel rail/radiator, fully tiled elevations, acrylic panelled ceiling with spotlighting, extractor fan, PVC double-glazed window, extractor

OUTSIDE

Easy to maintain garden to the front, long driveway to the side, wrought iron gate to a beautiful landscaped rear garden with patio and lawn

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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