



# PROCTORS

ESTATE AGENTS

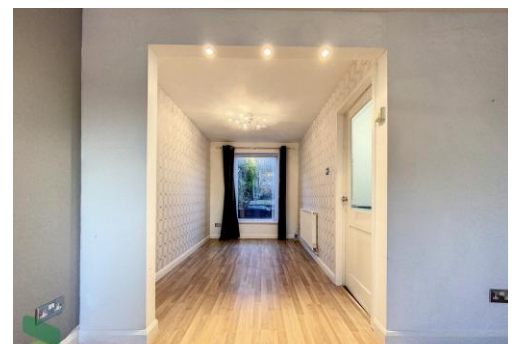
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## 6 Abbey Place, Darwen

£950 pcm

A superb well-maintained modern town house offering stylish and spacious family accommodation throughout, situated on a small cul de sac in this well established residential area, off Priory Drive. Briefly comprises: three good size bedrooms, a modern three-piece bathroom with bath and shower, ground floor; entrance vestibule, open plan lounge and dining area, fully fitted kitchen with high-gloss units and integrated appliances. Gas central heating and PVC double-glazed windows are both installed. Externally there are two parking bays to the front and a low maintenance gravelled garden to the rear along with. Local amenities are nearby and include shops, schools and bus services. Viewing is recommended. A 12 month minimum contract.



## 6 Abbey Place, Darwen

### LOCATION

From Darwen town centre leave on Bolton Road A666 turn left onto Hardman Way, continuing onto Sudell Road and turn right onto Marsh House Lane. Turn right onto Priory Drive, left onto Chancel Way, then left onto Priory Grange bearing right and then a left onto Abbey Place and the property can be found on the right hand side upon entering the cul de sac.

### ACCOMMODATION

#### ENTRANCE VESTIBULE

PVC front door with double-glazed unit, laminate flooring, radiator, built in cupboard

#### LIVING ROOM

15' 10" x 14' 6" (4.83m x 4.42m) PVC double-glazed window, laminate flooring, radiator, under stairs storage cupboard, staircase (to first floor), open through,

#### DINING ROOM

PVC double-glazed window, radiator

#### FITTED KITCHEN

11' 2" x 7' 8" (3.4m x 2.34m) Fitted wall and floor units, stainless steel single drainer one and a half bowl sink unit, electric hob, built in under oven, stainless steel extractor hood, integrated fridge-freezer, integrated washing machine, integrated tumble dryer, tiled splash-backs, tiled floor, radiator, PVC double-glazed window and door

#### FIRST FLOOR

Landing, PVC double-glazed window

#### BEDROOM 1

13' 2" x 8' 1" (4.01m x 2.46m) PVC double-glazed window, radiator, high-gloss wardrobes (7 doors)

#### BEDROOM 2

12' 3" x 8' 6" (3.73m x 2.59m) PVC double-glazed window, radiator

#### BEDROOM 3

9' 2" x 7' 5" (2.79m x 2.26m) PVC double-glazed window, radiator, fitted cupboards



Council Tax Band  
Local Authority  
EPC Rating

Band B  
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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### STYLISH FAMILY BATHROOM

'P' shaped panelled bath with shower, shower attachment, mixer tap and screen over, vanity wash hand basin with storage below, low level WC, heated towel rail, tiled elevations, tiled floor, built in cupboard (houses gas fired central heating boiler unit), PVC double-glazed window

### OUTSIDE

Parking bays to the front and enclosed garden to the rear with timber fencing

### PLEASE NOTE

The property is offered on a 12-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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