



PROCTORS

ESTATE AGENTS

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17 Moorcroft, Lower Darwen, BB3 0RY

£1,595 pcm

A large detached house enjoying a cul-de-sac location in this much sought after residential area close to the centre of Lower Darwen, with the primary school on Milking Lane and nearby access onto J4 of M65. The spacious living accommodation has 4/5 bedrooms (one on the ground floor) and would ideally suit the larger family. There is a through lounge with dining area, a fully fitted kitchen, separate utility room, 2-piece cloakroom and spacious conservatory on the ground floor along with the fifth bedroom/play room/house office. There are 4 first floor bedrooms (one with ensuite bathroom) and a family bathroom. Gas central heating (recent boiler) and PVC double glazing are both installed along with solar panels on the roof. There is a rear garden and a driveway to the front.



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ACCOMMODATION

ENTRANCE VESTIBULE

ENTRANCE HALL

Radiator, wood flooring, open staircase, cupboard downstairs

2 PIECE CLOAKROOM

Wash basin, WC, chrome radiator/towel rail, fully tiled walls, PVC double glazed window

THROUGH LOUNGE

10' 10" x 18' (3.3m x 5.49m) Into PVC double glazed bay window, electric fire in fire surround, open to

DINING ROOM

10' 10" x 8' 8" (3.3m x 2.64m) Radiator, folding doors to

CONSERVATORY

13' 10" x 13' 9" (4.22m x 4.19m) PVC double glazed windows & french doors, radiator

FULLY FITTED KITCHEN

12' 3" x 8' 8" (3.73m x 2.64m) Wall & floor units including drawers, built in oven, gas hob, extractor, solid worktops with inlaid bowl 1/2 sink unit, spotlighting

UTILITY ROOM

8' 5" x 3' 10" (2.57m x 1.17m) Gas fired central heating boiler unit, plumbed for washer, PVC double glazed window

PLAYROOM/STUDY/BEDROOM 5

11' 9" x 8' 5" (3.58m x 2.57m) Radiator, PVC double glazed window



Council Tax Band	Band
Local Authority	
EPC Rating	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.

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STAIRS TO FIRST FLOOR

LANDING

PVC double glazed window

BEDROOM 1

11' 0" x 11' 6" (3.35m x 3.51m) Plus fitted mirrored wardrobes, double radiator, PVC double glazed window

BEDROOM 2

9' 5" x 8' 11" (2.87m x 2.72m) Radiator, PVC double glazed window

BEDROOM 3

8' 10" x 7' 2" (2.69m x 2.18m) Radiator, PVC double glazed window

BEDROOM 4

7' 5" x 7' 3" (2.26m x 2.21m) Radiator, PVC double glazed window

FAMILY BATHROOM

Panelled bath with shower above, wash basin, WC, PVC double glazed window, fully tiled walls

OUTSIDE

Garden to the rear, lawned, decking, driveway to the front

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 week's 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 month's 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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