



PROCTORS
ESTATE AGENTS

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5 Derwent Street, Darwen

£750 pcm

An attractive stone faced mid terrace property close to all local amenities on Blackburn Road along with easy access to junction 4 M65. The accommodation briefly comprises: entrance vestibule, living room, a modern fitted dining kitchen, three bedrooms and a three-piece bathroom with shower. Benefits also from PVC double-glazed windows and gas central heating. Viewing is recommended.

LOCATION

From Darwen town centre leave on Duckworth Street and continue into Blackburn Road, turn right onto Dove Lane, then right into Derwent Street



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ACCOMMODATION

ENTRANCE VESTIBULE

Composite front door

LIVING ROOM

13' 11" x 13' 6" (4.24m x 4.11m) Measurements into recess. PVC double-glazed window, radiator

FITTED DINING KITCHEN

13' 7" x 9' 9" (4.14m x 2.97m) White high gloss wall and floor units including drawers, stainless steel single drainer sink unit, electric point for cooker, wall mounted gas fired central heating boiler unit, PVC double-glazed window, under stairs storage, PVC door to rear yard

FIRST FLOOR

Landing, spindled balustrade

BEDROOM 1

14' 2" x 14' 1" (4.32m x 4.29m) PVC double-glazed window, radiator

BEDROOM 2

7' 2" x 7' 0" (2.18m x 2.13m) PVC double-glazed window, radiator

BEDROOM 3

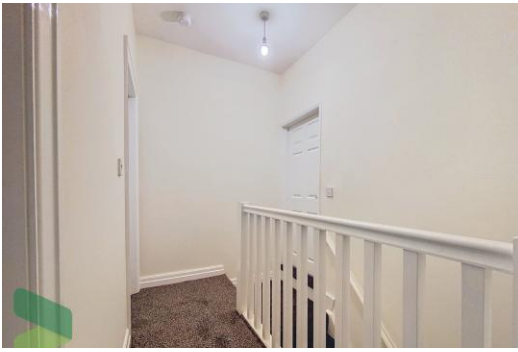
6' 11" x 6' 4" (2.11m x 1.93m) PVC double-glazed window, radiator

THREE-PIECE BATHROOM

Panelled bath with shower and screen, pedestal wash hand basin, low level WC, extractor, fully tiled elevations, heated towel rail

OUTSIDE

Enclosed rear yard (to the rear of the alley way there is free parking bays)



Council Tax Band
Local Authority
EPC Rating

Band A
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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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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