



PROCTORS

ESTATE AGENTS

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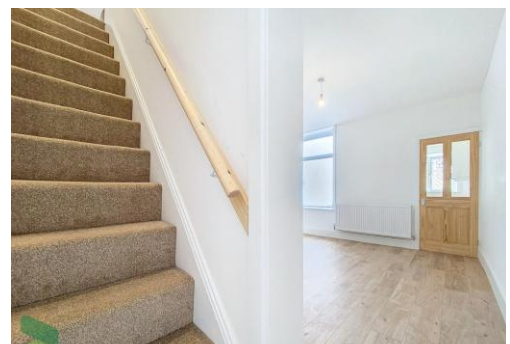
36 Harwood Street, Darwen

£695 pcm

An immaculate and ready to move into stone built garden fronted mid terrace property, situated in this much sought after residential locally, close to Sunnyside Woods. The property provides spacious living accommodation with the benefit of two bedrooms, a three-piece bathroom with shower, two reception rooms and a fully fitted kitchen. GCH & PVC double-glazed windows are both installed throughout. Externally there is a small paved garden area to the front with stone wall and wrought iron gate, paved enclosed yard to rear with decked area. Local amenities are all nearby, within the area and Darwen town centre is easily accessible.

LOCATION

From Darwen town centre leave on Duckworth Street, continue into Blackburn Road, turn left into Vale Street, right onto Harwood Street and the property is on the left hand side.



36 Harwood Street, Darwen

ACCOMMODATION

ENTRANCE VESTIBULE

SITTING ROOM

12' 9" x 10' 8" (3.89m x 3.25m) PVC double-glazed window, radiator, laminate flooring

LIVING ROOM

12' 11" x 12' 9" (3.94m x 3.89m) PVC double-glazed window, radiator, laminate flooring

FITTED KITCHEN

8' 11" x 6' 7" (2.72m x 2.01m) Wall and floor units, stainless steel single sink unit, PVC double-glazed window, radiator

FRIST FLOOR

Landing, radiator, built in cupboard

BEDROOM 1

12' 9" x 10' 6" (3.89m x 3.2m) PVC double-glazed window, radiator, laminate flooring

BEDROOM 2

9' 10" x 9' 9" (3m x 2.97m) PVC double-glazed window, radiator

THREE-PIECE BATHROOM

9' 0" x 6' 10" (2.74m x 2.08m) Panelled bath with shower attachment, wash hand basin, low-level W.C, gas fired central heating boiler unit, PVC double-glazed window, radiator

OUTSIDE

Rear yard with decked area



Council Tax Band
Local Authority
EPC Rating

Band A
Blackburn with Darwen Borough Council
TBC

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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