



55 Sarah Street, Darwen

£695 pcm

A completely refurbished mid terrace house, conveniently situated for all town centre amenities including Darwen Railway Station which is less than a minute walk. The accommodation has a lounge, a new fully fitted dining kitchen, three bedrooms and a new three-piece bathroom with shower. Gas central heating, PVC double-glazing and new carpets are included. It has been redecorated throughout.

LOCATION

From Darwen town centre leave on Railway Road continue into Atlas Road, right on to Olive Lane, first right into Sarah Street and the property is on the left hand side.



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ENTRANCE VESTIUBLE

ENTRANCE HALL

SITTING ROOM

13' 9" x 10' 1" (4.19m x 3.07m) PVC double-glazed window, radiator, redecorated, new carpet

FITTED DINING KITCHEN

11' 11" x 10' 11" (3.63m x 3.33m) Wall and floor units including drawers, built-in oven, hob, extractor, PVC double-glazed window, radiator, laminate flooring, understairs storage cupboard

FIRST FLOOR

BEDROOM 1

13' 3" x 10' 8" (4.04m x 3.25m) PVC double-glazed window, radiator, redecorated, new carpet

BEDROOM 2

12' 1" x 7' 3" (3.68m x 2.21m) PVC double-glazed window, radiator, redecorated, new carpet

BEDROOM 3

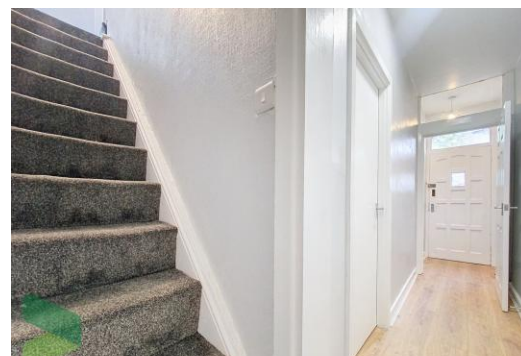
8' 10" x 5' 10" (2.69m x 1.78m) PVC double-glazed window, radiator, redecorated, new carpet

NEW THREE-PIECE BATHROOM

8' 2" x 6' 5" (2.49m x 1.96m) Panelled bath with shower and screen, wash hand basin, W/C, radiator, tiled walls

OUTSIDE

Flagged rear yard



Council Tax Band
Local Authority
EPC Rating

Band A
Blackburn with Darwen Borough Council
E

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



Proctors Darwen

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. darwen@proctorsstateagents.co.uk

Web. proctorsstateagents.co.uk