



PROCTORS

ESTATE AGENTS

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50 Highfield Road, Darwen

£750 pcm

A deceptively spacious, stone faced, garden fronted mid terrace house situated in this popular and convenient residential locality close to all amenities on Sudell Road. The property provides substantial living accommodation with the benefit of two double bedrooms (one with a walk in wardrobe), a four-piece bathroom and a very useful attic room, the ground floor has two reception rooms and a separate fitted kitchen. PVC double-glazing and gas central heating are both installed. Viewing is recommended to appreciate the size of accommodation on offer.

LOCATION

From Darwen town centre proceed towards Bolton, turn left onto Hardman Way and continue ahead and along Sudell Road, turn right just before the Victoria Public House onto Highfield Road, the property is on the left-hand side.



50 Highfield Road, Darwen

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door.

ENTRANCE HALL

Radiator.

SITTING ROOM

12' 1" x 12' 7" (3.68m x 3.84m) Measurements into recess. PVC double-glazed window, radiator, original coving to ceiling, picture rail, glazed door through to;

LIVING ROOM

14' 3" x 12' 6" (4.34m x 3.81m) PVC double-glazed window, radiator, original coving to ceiling, picture rail, half glazed door through to;

FITTED KITCHEN

9' 5" x 8' 6" (2.87m x 2.59m) Fitted wall and floor units including drawers, single drainer sink unit with tap, four plate gas hob, built-in under oven, extractor, plumbed for automatic washing machine, PVC double-glazed window, PVC door to rear yard.

FIRST FLOOR

Landing

BEDROOM 1

14' 3" x 9' 7" (4.34m x 2.92m) PVC double-glazed window, radiator.

BEDROOM 2

12' 1" x 10' 0" (3.68m x 3.05m) Measurements into recess. PVC double-glazed window, radiator, walk in wardrobe.

FOUR PIECE BATHROOM

Panelled bath, shower enclosure, pedestal wash hand basin, low level WC, radiator, built in cupboard (houses gas fired central heating boiler unit), PVC double-glazed window.

ATTIC ROOM

Door from first floor landing, carpeted staircase to useful space with double-glazed roof window.

OUTSIDE

Small garden area to the front and enclosed yard to the rear with brick built store



Council Tax Band
Local Authority
EPC Rating

Band A
Blackburn with Darwen Borough Council
D

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.



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.

