



40 Gillibrand Street, Darwen

£675 pcm

A traditional garden fronted mid terrace situated on this popular and convenient street close to all amenities on A666 Blackburn Road. The accommodation has three bedrooms, a spacious family bathroom with shower, ground floor entrance vestibule, sitting room, living room/dining room open through to a fully fitted kitchen with high-gloss units and integrated appliances. Benefits from gas central heating and PVC double-glazed windows and exterior doors. The property in our opinion offers 'ready to move into accommodation with neutral theme throughout. Viewing recommended to appreciate the size of living accommodation this house has to offer.

LOCATION

From Darwen town centre leave on Duckworth Street, continue onto Blackburn Road, turn right into Dove Lane and left onto Greenway Street, continue then turn left into Gillibrand Street and the property is on the right-hand side.



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ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door with double-glazed units, half glazed door through to;

SITTING ROOM

13' 5" x 13' 4" (4.09m x 4.06m) Measurements into recess. PVC double-glazed window, radiator, meter cupboard

OPEN PLAN LIVING ROOM/DINING ROOM AND KITCHEN

LIVING/DINING ROOM

13' 4" x 11' (4.06m x 3.35m) PVC double-glazed window, radiator, under stairs storage cupboard, open through to;

FULLY FITTED KITCHEN

10' x 6' 4" (3.05m x 1.93m) Fitted high-gloss wall and floor units including drawers, concealed gas fired central heating boiler unit, stainless steel single drainer sink unit, stainless steel four ring gas hob, built in under oven, stainless steel extractor hood, plumbed for automatic washing machine, tiled splash-backs, PVC double-glazed window, PVC exterior door

FIRST FLOOR

Landing, radiator

BEDROOM 1

11' x 10' 10" (3.35m x 3.3m) PVC double-glazed window, radiator, built in cupboard with clothes hanging rail

BEDROOM 2

13' 5" x 6' 7" (4.09m x 2.01m) PVC double-glazed window, radiator

BEDROOM 3

8' 9" x 6' 3" (2.67m x 1.91m) PVC double-glazed window, radiator

SPACIOUS BATHROOM

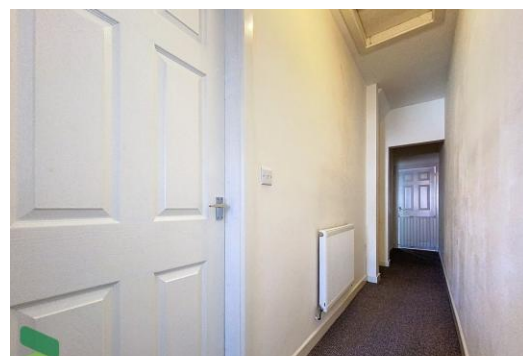
Panelled bath with shower and screen over, pedestal wash hand basin, low level WC, heated towel rail, skylights

OUTSIDE

Small garden area to the front and enclosed yard to rear with paving and stone chippings for easy maintenance

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



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 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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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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