



# PROCTORS

ESTATE AGENTS

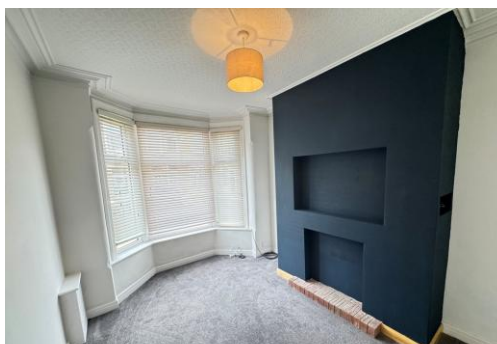
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**49 Baron Street, Darwen**

**£800 pcm**

A well presented bay windowed mid terrace on the lower part of this popular convenient street, close to Avondale Primary School. The accommodation has two reception rooms, a fully fitted kitchen, two bedrooms, one with fitted wardrobes and a four piece bathroom. It has gas central heating and PVC double glazing



49 Baron Street, Darwen

VESTIBULE

SITTING ROOM

10' 2" x 13' 7" (3.1m x 4.14m) Into PVC double glazed window

LIVING ROOM

14' 1" x 14' 9" (4.29m x 4.5m) Into PVC double glazed window, radiator in cover, electric fire in arched brick fireplace, cupboard under stairs open into.....

FULLY FITTED KITCHEN

9' 2" x 7' 10" (2.79m x 2.39m) Wall and floor fitted units including drawers, built in oven, gas hob, stainless steel sink and drainer, gas fired central heating boiler unit, PVC double glazed window.

FIRST FLOOR

BEDROOM ONE

14' x 9' (4.27m x 2.74m) PVC double glazed window, fitted mirrored wardrobes, radiator,

BEDROOM TWO

9' 5" x 8' 9" (2.87m x 2.67m) PVC double glazed window, radiator

FOUR PIECE BATHROOM

Panelled bath, walk in shower, wash basin, w.c, chrome radiator/ towel rail, PVC double glazed window

OUTSIDE

Yard to rear

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.



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.



