



PROCTORS

ESTATE AGENTS

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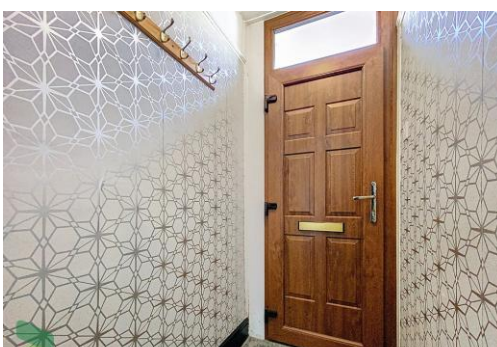
11 Portland Street, Darwen

£650 pcm

A stone faced mid terrace situated in this highly sought after location at Whitehall. Accommodation briefly comprises, entrance vestibule, two reception rooms, fitted kitchen, first floor, two double bedrooms and a 'Jubilee' three-piece bathroom with shower attachment and screen. Benefits include gas central heating and PVC double-glazed windows. Externally there is an enclosed yard to the rear.

LOCATION

From Darwen town centre leave on Bolton Road, continue for approximately 3/4 mile and turn left into Grimshaw Street and right into Meadow Street, turn right into Portland Street and the property is on the left-hand side



11 Portland Street, Darwen

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door, picture rail, glazed door through to;

SITTING ROOM

13' 4" x 13' 2" (4.06m x 4.01m) Measurements into recess. PVC double-glazed window, two radiators, meter cupboard

LIVING ROOM/DINING ROOM

13' 2" x 9' 8" (4.01m x 2.95m) Measurements into recess. PVC double-glazed window, radiator, feature fireplace, living flame gas fire, under stairs storage cupboard

FITTED KITCHEN

11' 2" x 5' 6" (3.4m x 1.68m) Two PVC double-glazed windows, fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, stainless steel four ring gas hob, built in under oven, tiled splash-backs, tiled floor, gas fired central heating boiler unit, PVC exterior door

FIRST FLOOR

Landing

BEDROOM 1

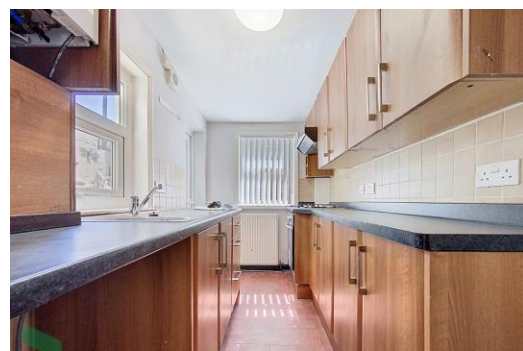
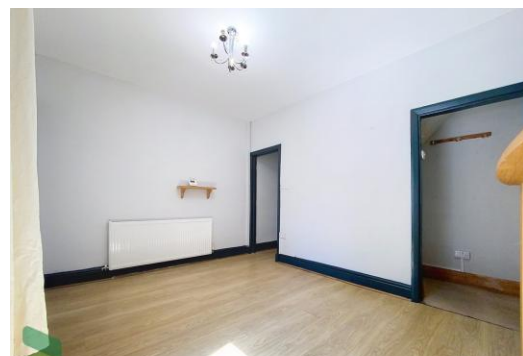
13' 2" x 10' 2" (4.01m x 3.1m) PVC double-glazed window, radiator

JUBILEE BATHROOM

Panelled bath with shower attachment and screen over, pedestal wash hand basin, low level WC, radiator, exposed and treated floorboards, skylight

BEDROOM 2

12' 9" x 9' 6" (3.89m x 2.9m) PVC double-glazed window, radiator



Council Tax Band
Local Authority
EPC Rating

Band G
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.

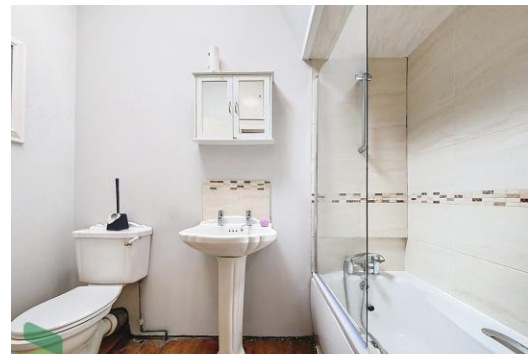
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OUTSIDE

'L' shaped enclosed 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.



Proctors Darwen

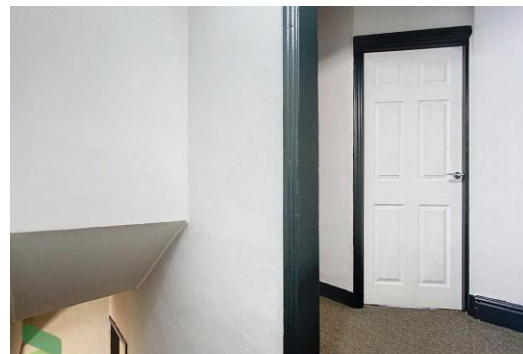
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