



# PROCTORS

ESTATE AGENTS

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## 61 Baron Street, Darwen

£850 pcm

Viewing is recommended to fully appreciate this deceptively spacious, bay windowed, garden fronted mid terrace that has recently undergone an improvement program. The accommodation briefly comprises; entrance vestibule, hallway, sitting room with bay window, living room/dining room open through to a newly fitted kitchen with modern units and built in appliances, first floor, two double bedrooms and a bright and spacious bathroom with shower. Benefits also from gas central heating, PVC double-glazed windows, new neutral décor and new complimenting flooring.

### LOCATION

From Darwen town centre leave on Wood Street, continue to the junction with Vale Street and turn left. Turn right into Harwood Street, turn right into Baron Street and the property is on the lower end of the street on the right-hand side



61 Baron Street, Darwen

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door with double-glazed unit, meter cupboard, interior door through to;

HALLWAY

Original coving to ceiling, radiator, carpeted staircase to first floor

SITTING ROOM

13' 4" x 10' 5" (4.06m x 3.18m) Measurements into PVC double-glazed bay window, fireplace with living flame gas fire, radiator, original coving to ceiling

LIVING ROOM/DINING ROOM

14' 3" x 12' 5" (4.34m x 3.78m) Measurements into recess. PVC double-glazed window, radiator, under stairs storage cupboard, open plan through to;

NEW FULLY FITTED KITCHEN

10' 4" x 7' 8" (3.15m x 2.34m) Fitted modern wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, stainless steel four ring gas hob, built in oven, stainless steel extractor hood, tiled splash-backs, PVC double-glazed window, PVC exterior door

FIRST FLOOR

Landing, wall light, loft hatch

BEDROOM 1

14' 4" x 11' 3" (4.37m x 3.43m) Measurements into recess. PVC double-glazed window, radiator, built in cupboard



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 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.



BATHROOM

Panelled bath with shower, screen and mixer tap, pedestal wash hand basin, low level WC, radiator, tiled walls, PVC double-glazed window



BEDROOM 2

12' 7" x 8' 13" (3.84m x 2.77m) PVC double-glazed window, radiator, built in cupboard (houses gas fired central heating boiler unit), large built in cupboard



OUTSIDE

Small garden area to the front, enclosed 'L' shaped yard to the 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.

