



PROCTORS

ESTATE AGENTS

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7 Victoria Gardens, Waterside, Darwen

£2,500 pcm

A very impressive, stone built new house in this exclusive gated development in this idyllic rural location at Waterside, close to Hoddlesden Village, yet convenient for all surrounding towns and the motorway network (Junctions 4 & 5 of the M65 are within easy reach). The property provides spacious living accommodation (approximately 2500 square feet) of a high specification and is arranged over 3 floors. There are 6 bedrooms (there are 2 ensuite facilities and 2 with dressing rooms), and 2 further bathrooms. The ground floor has a large lounge, a spacious open plan fully fitted kitchen with living area, a utility room and 2 piece cloakroom. Gas central heating and PVC double glazing are both installed. There are garden areas to the front and rear with a block paved driveway to the front.

The development which is accessed through electric gates and comprises of 10 similar high quality detached houses. Internal inspection is highly recommended.



7 Victoria Gardens, Waterside, Darwen

ACCOMMODATION

ENTRANCE HALL

Radiator, open staircase with glass balustrade, Karndean style flooring

2 PIECE CLOAKROOM

Wash basin, WC, fully tiled walls & floor, chrome radiator

LOUNGE

21' 4" x 12' 2" (6.5m x 3.71m) Into PVC double glazed square bay window, double doors to

OPEN-PLAN LIVING KITCHEN

30' 7" x 11' 5" (9.32m x 3.48m) Full range of wall & floor units including drawers, built in fridge, freezer, Bosch twin ovens, microwave, warming drawer, dishwasher, granite worktops with island sink unit, breakfast bar/island with Bosch induction hob & built in suction extractor, 2 x vertical radiator Karndean style flooring, spotlighting

UTILITY ROOM

10' 6" x 5' 1" (3.2m x 1.55m) Wall & floor units, stainless steel single drainer sink unit, PVC double glazed window & door, radiator, door to garage

STAIRS TO FIRST FLOOR

LANDING

Glass balustrade, radiator, storage cupboard

BEDROOM ONE

12' 2" x 17' 0" (3.71m x 5.18m) Into PVC double glazed square bay window, radiator

EN-SUITE SHOWER ROOM

8' 9" x 4' 2" (2.67m x 1.27m) Walk in shower, wash basin, WC, fully tiled walls & floor, chrome radiator, spotlighting



Council Tax Band
Local Authority
EPC Rating

Band F
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.

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BEDROOM TWO

15' 9" x 10' 8" (4.8m x 3.25m) Radiator, PVC double glazed window, dressing area

DRESSING ROOM

9' 6" x 5' 10" (2.9m x 1.78m)

EN-SUITE SHOWER ROOM

Walk in shower, twin vanity wash basins, WC, fully tiled walls & floor, chrome radiator, spotlighting

BEDROOM THREE

13' 2" x 12' 6" (4.01m x 3.81m) Radiator, PVC double glazed window

FAMILY BATHROOM

9' 4" x 6' 9" (2.84m x 2.06m) Panelled bath with shower screen, wash basin, WC, fully tiled walls & floor, chrome radiator

STAIRS TO SECOND FLOOR

LANDING

PVC double glazed window, glass balustrade

BEDROOM FOUR

14' 9" x 11' 6" (4.5m x 3.51m) Velux double glazed window, radiator, walk in dressing room

DRESSING ROOM

10' 7" x 5' 7" (3.23m x 1.7m)

BEDROOM FIVE

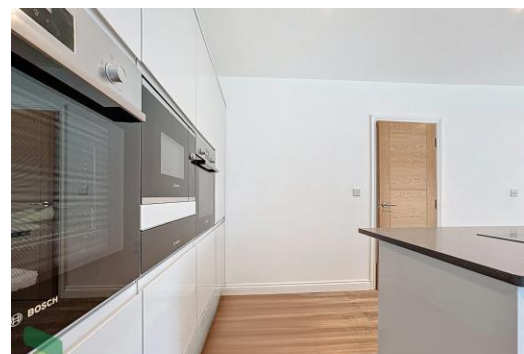
15' 8" x 7' 9" (4.78m x 2.36m) Velux double glazed window, radiator

BEDROOM SIX

12' 0" x 9' 5" (3.66m x 2.87m) Velux double glazed window, radiator

BATHROOM

9' 5" x 8' 11" (2.87m x 2.72m) Panelled bath, wash basin, WC, tiled walls & floor, radiator



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OUTSIDE

Block paved driveway to front, private gardens to front & rear

INTEGRAL GARAGE

14' 5" x 10' 6" (4.39m x 3.2m) Gas fired central heating boiler unit, up and over door

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.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		