



PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
Email. darwen@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk

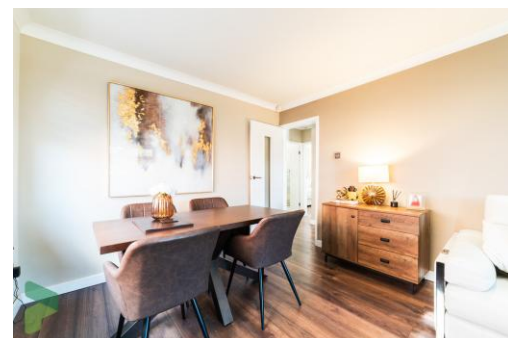


52 Coniston Drive, Pothouse, Darwen

£1,250 pcm

SHORT TERM LETS AVAILABLE

A modern, semi-detached true bungalow situated in this semi-rural and sought after residential locality of Pothouse. The property provides well-proportioned living accommodation with a large lounge with media wall and electric fire, large master bedroom with integrated wardrobes, 2nd double bedroom, fitted kitchen with washing machine, integrated dishwasher and free standing fridge/freezer, bathroom with shower cubicle, conservatory. Benefits include gas central heating and PVC double-glazed windows. Externally there is driveway and a low maintenance garden and beautiful views to the rear.



52 Coniston Drive, Pothouse, Darwen

PORCH

HALLWAY

LOUNGE/DINER

Venetian plastered media wall with electric fire and tv, laminate flooring, 2 PVC DG windows



KITCHEN

Fitted wall and floor units including drawers, four ring electric hob, built in oven & microwave, built in dishwasher, extractor hood, washing machine, tall fridge/freezer, tiled splash-backs, PVC double-glazed window, Karndene flooring



CONSERVATORY

all PVC double glazed, laminate flooring



BEDROOM 1

fitted wardrobes & dressing table, fitted blinds, laminate flooring



BEDROOM 2

laminate flooring, PVC DG window overlooking garden



BATHROOM

Corner shower cubicle, sink unit with drawers, low level WC, heated towel rail, mirror, PVC double-glazed window



Council Tax Band	Band C
Local Authority	
EPC Rating	TBC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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.

52 Coniston Drive, Pothouse, Darwen

OUTSIDE

driveway, front garden, rear low maintenance garden with AstroTurf, views at the back

LOCATION

From Darwen town centre, follow the A666 until the lights at Hardman Way and turn left, follow Sudell Road and make a slight right turning onto Marsh House Lane, at the top at the roundabout take the first exit onto Roman Road, then after the fields turn left onto Coniston Drive.

PLEASE NOTE

This property is available on a short term let if needed, or standard 6-months contract period. We require 1 month's rent as deposit and 1 month's rent in advance. On application we will require one week's 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 month's 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 be occupying the property. For short term lets under 6 months a lower deposit will be considered.



Proctors Darwen

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. darwen@proctorsestateagents.co.uk

Web. proctorsestateagents.co.uk

52 Coniston Drive, Pothouse, Darwen



Proctors Darwen
238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
Email. darwen@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk

%epcGraph_c_1_198%