



PROCTORS

ESTATE AGENTS

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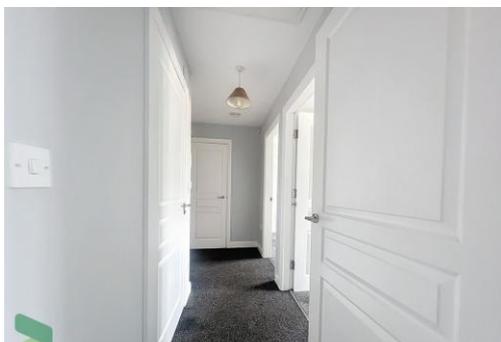
30 Weavers Mews, Darwen

£550 pcm

A purpose built first floor apartment situated on this residential courtyard development. The three storey block has intercom access, stairs and lift access. It offers two bedrooms, a three-piece bathroom and open plan lounge and fitted kitchen. Gas central heating and PVC double-glazed windows are installed. Externally there are communal garden areas, parking and bike store. It is conveniently close to Darwen leisure centre and health centre.

LOCATION

From Darwen town centre leave on Blackburn Road, continue and turn left just after Lidl on to Vale Street and continue to the top. Turn left onto Tockholes Road, turn right into Weavers Mews (at the rear of the health centre), right again and the apartment blocks are facing on the right hand side.



30 Weavers Mews, Darwen

COMMUNAL ENTRANCE HALL

Personal mail boxes, carpeted staircase to first floor, electric storage heaters, access to lift

PERSONAL ENTRANCE

Intercom access, radiator, large built in storage cupboard

BEDROOM 1

12' 8" x 9' 4" (3.86m x 2.84m) PVC double-glazed window, radiator

BEDROOM 2

10' 10" x 6' 6" (3.3m x 1.98m) PVC double-glazed window, radiator, built in cupboard (houses gas fired central heating boiler unit)

THREE-PIECE BATHROOM

Panelled bath with shower attachment and screen, low level WC, pedestal wash hand basin, part tiled elevations, extractor, radiator

OPEN LOUNGE AND FITTED KITCHEN

22' 3" x 10' 0" (6.78m x 3.05m) PVC double-glazed window, two radiators, fitted wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit, four ring electric hob, built in under oven, extractor hood, tiled splash-backs, space for fridge-freezer, washing machine

OUTSIDE

Externally there are communal gardens, parking and bike store

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 B
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 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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