



PROCTORS

ESTATE AGENTS

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7 Woodland Court, Clearwater Village, Darwen

£525 pcm

A purpose built first floor apartment situated in this popular and sought after residential area close to all amenities at Marsh House Lane and the town centre. The accommodation has two bedrooms (one with en suite shower room), a spacious lounge, a separate modern fitted kitchen with built in appliances and three-piece bathroom. In addition, gas central heating, PVC double-glazing, smoke detectors, alarm system, intercom system are all installed. Externally there is parking to the front.

LOCATION

From Darwen town centre along Bolton Road (A666) turn left onto Hardman Way continue onto Sudell Road and right onto Marsh House Lane. From here turn right onto Beaumont Way, second left on to Maple Mews and the apartment block is at the top on the right hand side.



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COMMUNAL ENTRANCE HALL

Access via stairs, individual post boxes,

ACCOMMODATION

ENTRANCE HALL

Two storage cupboards, radiator

LOUNGE

15'10 max 12'10 minimum x 12' PVC double-glazed french doors to Juliette balcony, two PVC double-glazed windows, radiator

FITTED KITCHEN

12'10 x 5'6 Wall and floor units including drawers, four-plate gas hob, built in under oven, extractor hood, stainless steel single drainer one and a half bowl sink unit, integrated washer/dryer, tiled splashbacks, lino flooring, PVC double-glazed window, radiator

BEDROOM 1

11'10 maximum, 9' minimum x 11'2 PVC double-glazed window, radiator

EN-SUITE SHOWER ROOM

Glazed and tiled shower cubicle, pedestal wash hand basin, low-level W.C, fully tiled walls, radiator, extractor

BEDROOM 2

9'3 x 9' PVC double-glazed window, radiator

THREE-PIECE BATHROOM

Panelled bath, pedestal wash hand basin, low-level W.C, fully tiled walls, extractor, radiator

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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