



PROCTORS

ESTATE AGENTS

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

£850 pcm

An impressive and modernised garden fronted terrace offering spacious accommodation with the benefit of; entrance vestibule, sitting room, living/dining room open to a fully fitted kitchen, three bedrooms, spacious attic room and a modern fitted three-piece bathroom with shower. Gas central heating and PVC double-glazed windows are installed.

LOCATION

From Darwen town centre leave on Duckworth Street, turn right onto Heys Lane, left onto Greenway Street and the property is on the left-hand side.



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ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door with double-glazed unit

SITTING ROOM

13' 3" x 12' 3" (4.04m x 3.73m) PVC double-glazed window, radiator

OPEN PLAN LIVING ROOM TO KITCHEN

LIVING ROOM/DINING ROOM

13' 9" x 13' 3" (4.19m x 4.04m) PVC double-glazed double doors (to rear yard), radiator, laminate flooring open to:

MODERN FITTED KITCHEN

10' 5" x 6' 6" (3.18m x 1.98m) Wall and floor units including drawers, stainless steel single drainer sink unit, partially tiled walls, laminate flooring, PVC double-glazed window, extractor fan, wall mounted gas fired central heating boiler unit

FIRST FLOOR

Landing

BEDROOM 1

13' 1" x 9' 11" (3.99m x 3.02m) PVC double-glazed window, radiator

BEDROOM 2

10' 8" x 5' 9" (3.25m x 1.75m) PVC double-glazed window, radiator

BEDROOM 3

10' 10" x 6' 10" (3.3m x 2.08m) PVC double-glazed window, radiator

THREE-PIECE BATHROOM

Panelled bath with shower over, pedestal wash hand basin, low-level W.C, fully tiled walls, laminate flooring, heated towel rail



Council Tax Band	Band A
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.

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STAIRCASE TO:

ATTIC ROOM

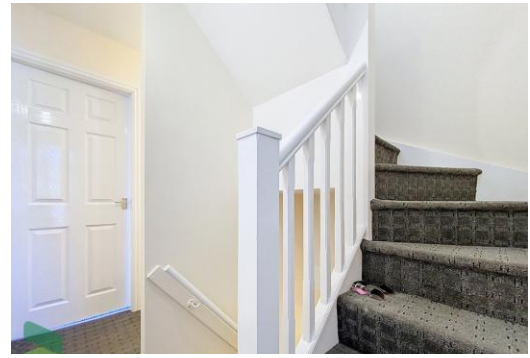
Large landing area, two Velux double-glazed windows

OUTSIDE

'L' shaped enclosed 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.



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