



# PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX  
Tel. 01254 705521  
Email. [darwen@proctorsstateagents.co.uk](mailto:darwen@proctorsstateagents.co.uk)  
Web. [proctorsstateagents.co.uk](http://proctorsstateagents.co.uk)



**31b Birch Hall Avenue, Darwen**

**£650 pcm**

A first floor flat situated in this well established residential locality, close to all amenities at Lynwood, close to Darwen Golf Club. The property provides two double bedrooms, a three-piece bathroom with shower, a lounge with great view of Darwen cricket club and separate fully kitchen. PVC double-glazed windows and gas central heating are both installed. Externally there is a garden to the rear. Local amenities include shops, schools, bus services.





31b Birch Hall Avenue, Darwen

LOCATION

From Darwen town centre leave on Duckworth Street and continue into Blackburn Road. At the mini roundabout turn left into Birch Hall Ave, follow the road round the bend and the property is on the left-hand side.

ACCOMMODATION

STONE STEPS UP TO FRONT DOOR

PVC front door with double-glazed unit, carpeted steps and glazed interior door through to;

LANDING

Radiator

LOUNGE

15' 9" x 11' 11" (4.8m x 3.63m) Large PVC double-glazed window (overlooks rear gardens and Darwen Cricket Club), feature fireplace with marble inset and hearth, gas coal effect fire, radiator

FULLY FITTED KITCHEN

9' 6" x 9' 5" (2.9m x 2.87m) Wall and floor units including drawers, stainless steel single drainer sink unit, gas point for cooker, stainless steel extractor hood, radiator, tiled splash-backs, plumbed for automatic washing machine, two PVC double-glazed windows

BEDROOM 1

15' 3" x 12' 11" (4.65m x 3.94m) Two PVC double-glazed windows, free standing wardrobes and matching drawer unit, built in cupboard (houses gas fired central heating boiler unit)

BEDROOM 2

8' 1" x 6' 11" (2.46m x 2.11m) PVC double-glazed window, built in cupboard with drawer below, radiator



Council Tax Band  
Local Authority  
EPC Rating

Band A  
Blackburn with Darwen Borough Council

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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### THREE PIECE BATHROOM WITH SHOWER

Panelled bath with shower over, vanity wash hand basin with storage below, low level WC, radiator, fully tiled elevations, spotlighting

### OUTSIDE

Enclosed Garden to the rear with lawn area, paved patio, timber fencing and brick built 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.



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