

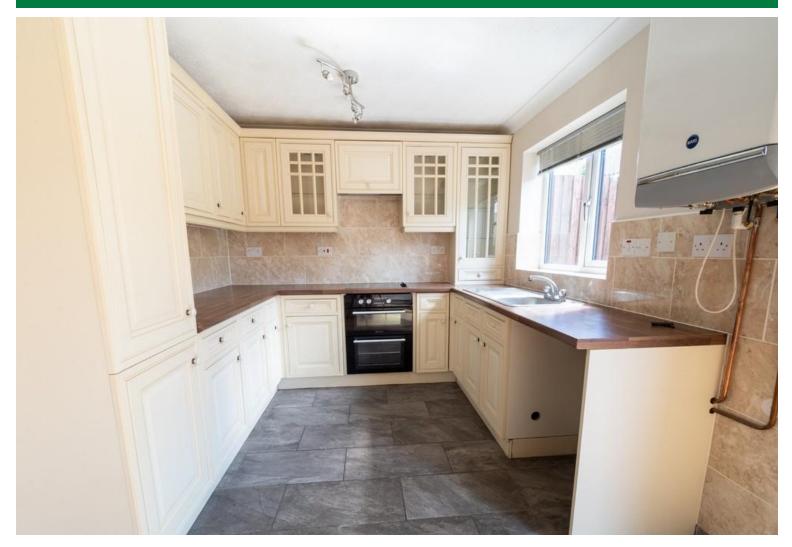
238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email.

darwen@proctorsestateagents.co.uk

Web. proctorsestateagents.co.uk



17 Brandwood Street, Darwen

£850 pcm

An attractive modern town house which is pleasantly and conveniently situated for all local amenities. The property provides immaculate accommodation with three bedrooms, a three-piece bathroom with shower, an impressive lounge, dining room and a separate fitted kitchen. Gas central heating, PVC double-glazing and decorated to a neutral theme throughout. Externally there are gardens to the front and rear, the latter is terraced and has a lawned area and patio area. In addition there is a driveway to the front.

LOCATION

From Darwen town centre leave on Hardman Way, continue into Sudell road. Turn right into Highfield Road, right onto Brandwood Street and the property is on the left-hand side.







17 Brandwood Street, Darwen

ENTRANCE HALL

Laminate flooring, radiator

LIVING ROOM

PVC double-glazed window, modern wall mounted remote controlled electric fire, three wall lights, laminate flooring, understairs storage cupboard, open to:

DINING ROOM

Laminate flooring, wall light, PVC double-glazed patio door (to rear garden), radiator

FITTED MODERN KICTHEN

Wall and floor units including drawers, stainless steel single drainer sink unit, ceramic four-plate electric hob, double built in under oven, glazed units with concealed lighting, concealed lighting under units, tiled splashbacks, tiled flooring, wall mounted gas fired central heating boiler unit, plumbed for automatic washing machine, PVC double-glazed window

FIRST FLOOR

Landing

BEDROOM 1

PVC double-glazed window, radiator, laminate flooring

BEDROOM 2

PVC double-glazed widow, radiator, laminate flooring

BEDROOM 3

PVC double-glazed window, radiator, laminate flooring, airing cupboard with shelving

NEW THREE-PIECE BATHROOM

'P' shaped panelled bath with shower and screen, pedestal wash hand basin, low-level W.C, heated towel rail, fully tiled walls and flooring, PVC double-glazed window

OUTSIDE

Small garden area to the front with driveway and patio area with steps up to rear garden, outside tap

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.













Proctors Darwen

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

Tel. 01254 705521

Email. darwen@proctorsestateagents.co.uk

Web. proctorsestateagents.co.uk

