



PROCTORS

ESTATE AGENTS

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19 Bright Street, Darwen

£725 pcm

This stone-faced mid terrace property is situated in this residential area with all local amenities on hand on Blackburn Road. The accommodation briefly comprises: entrance vestibule, attractive lounge with feature fireplace open through to a dining room and a fully fitted kitchen, first floor, two bedrooms and a three-piece bathroom with shower. Benefits include gas fired central heating, PVC double-glazed windows Convenient for Junction 4 M65 and easy access to Sunnyside Woods.

LOCATION

From Darwen town centre leave on Duckworth Street, continue into Blackburn Road and turn left into Bright Street and the property is on the right hand side.



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ENTRANCE VESTIBULE

PVC front door with double-glazed unit, tiled floor, half glazed door through to;

LIVING ROOM

14' 0" x 13' 4" (4.27m x 4.06m) Measurement into recess. PVC double-glazed window, feature fire surround, electric fire, radiator, wall lights, laminate flooring, meter cupboard

DINING ROOM

13' 3" x 12' 5" (4.04m x 3.78m) Measurement into recess. PVC double-glazed window, laminate flooring, under stairs storage cupboard

FITTED KITCHEN

14' 7" x 6' 2" (4.44m x 1.88m) High gloss grey wall and floor units including drawers, stainless steel single drainer sink unit, stainless steel four ring gas hob, built in under oven, plumbed for automatic washing machine, space for a tumble dryer, tiled floor, radiator, PVC double-glazed window

FIRST FLOOR

Landing, loft hatch

BEDROOM 1

14' 2" x 13' 6" (4.32m x 4.11m) PVC double-glazed window, radiator

BEDROOM 2

17' 8" x 5' 5" (5.38m x 1.65m) PVC double-glazed window, radiator

FAMILY BATHROOM

Panelled bath with shower over, pedestal wash hand basin, low level WC, PVC double-glazed window, built in cupboard (houses gas fired central heating boiler unit)

OUTSIDE

Enclosed yard to the rear



Council Tax Band
Local Authority
EPC Rating

Band A
Blackburn with Darwen Borough Council
D

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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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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