



# PROCTORS

ESTATE AGENTS

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



**47A Duckworth Street, Darwen**

**£450 pcm**

A well-proportioned and spacious first floor duplex apartment arranged on two floors above a shop with separate access via stairs. Close to all town centre amenities. Accommodation has the benefit of two bedrooms to second floor, a three-piece bathroom with shower, a lounge and fully fitted kitchen to first floor. Gas central heating and double-glazing are both installed. Externally there is small tidy rear yard. A minimum 12 months contract.

## LOCATION

From Darwen town centre leave on Duckworth Street and the property is on the right hand side above the cafe (Ollie's Kitchen)



# 47A Duckworth Street, Darwen

## ACCOMMODATION

### COMMUNAL ENTRANCE HALL

Gives access to both the shop and separate access to the first floor apartment

### ENTRANCE VESTIBULE

Spindled balustrade, up to:

### FIRST FLOOR

Landing, spindled balustrade

### THREE-PIECE BATHROOM

Panelled bath with shower and screen, pedestal wash hand basin, low-level W.C., tiled splashbacks, laminate effect lino flooring, PVC double-glazed window

### FITTED DINING KITCHEN

Cream wall and floor units including drawers, electric hob, built in under oven, extractor, stainless steel one and a half bowl single drainer sink unit, tiled splashbacks, lino flooring, storage cupboard, PVC double-glazed window with blinds, radiator

### LIVING ROOM

Two PVC double-glazed windows with blinds, radiator

### SECOND FLOOR

Spindled balustrade, velux double-glazed window

### BEDROOM 1

Velux double-glazed window, radiator

### BEDROOM 2

Velux double-glazed window, radiator, new carpet

### COMMUNAL REAR YARD

Tidy rear yard

## PLEASE NOTE

This property is offered on a 12-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 week's 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 month's 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 be occupying the property.

Proctors Darwen

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

Tel. 01254 705521

Email. [darwin@proctorsestateagents.co.uk](mailto:darwin@proctorsestateagents.co.uk)

Web. [proctorsestateagents.co.uk](http://proctorsestateagents.co.uk)

