



PROCTORS

ESTATE AGENTS

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20 Cavendish Street, Darwen

£500 pcm

****Available from 04th October, Viewings being taken**** A tastefully presented garden fronted mid terraced house, it has deceptively spacious living accommodation throughout. Briefly comprises; entrance vestibule, entrance hall, two spacious reception rooms and a fully fitted modern kitchen, first floor, two double bedrooms and a three-piece bathroom. The property also has the benefit from PVC double-glazed windows and gas central heating. Situated on this popular residential street with local amenities on Blackburn Road. The landlord is looking for a minimum 12 months contracts.

LOCATION

From Darwen town centre leave on Duckworth Street, continue into Blackburn Road and turn right into Lloyd Street, left into Greenway Street follow the road turn left into Cavendish Street and the property is on the left hand side.



20 Cavendish Street, Darwen

ENTRANCE VESTIBULE

Tiled flooring, wood panelled walls, PVC door, glazed door to:

ENTRANCE HALL

Dado rail, coving, radiator

LIVING ROOM

PVC double-glazed window, radiator

DINING ROOM/SITTING ROOM

Living flame gas fire, marble inset and hearth, fire surround, PVC double-glazed window, radiator, understairs storage cupboard

MODERN FITTED KITCHEN

Grey high shine wall and floor units including drawers, stainless steel single drainer sink unit, four plate electric hob, built in double oven, extractor, tiled splashbacks, PVC double-glazed window, PVC door, plumbed for automatic washing machine

FIRST FLOOR

Built in cupboard, landing

BEDROOM 1

PVC double-glazed window, built in cupboard

BEDROOM 2

PVC double-glazed window, built in cupboard

THREE-PIECE BATHROOM

Panelled bath with shower over, pedestal wash hand basin, low-level W/C, lino flooring, PVC double-glazed window, radiator, airing cupboard (Housing gas fired central heating boiler unit)

OUTSIDE

Spacious rear yard

PLEASE ADVISE

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 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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