



PROCTORS

ESTATE AGENTS

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21 Cobden Street, Darwen

£600.00 pcm

Internal inspection is essential for this stone faced mid terraced house, situated in the popular Bold Venture area with woodland, parks and the town centre within easy reach. The accommodation comprises: vestibule, living room, fitted dining kitchen, two bedrooms and a four-piece bathroom including Jacuzzi bath. Externally there is a enclosed yard to the rear. Gas central heating and PVC double-glazing are installed.



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LOCATION

From Darwen town centre leave on Bolton Road A666 turning right onto Radford Street, turn right again onto Chapel Street. Turn left onto Cobden Street and the property is on the left-hand side.

ENTRANCE VESTIBULE

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

LIVING ROOM

13' 3" x 13' 1" (4.04m x 3.99m) Measurement into recess. PVC double-glazed window, feature fireplace, marble inset and hearth, electric fire, radiator, meter cupboard, laminate flooring

MODERN FULLY FITTED DINING KITCHEN

13' 1" x 9' 1" (3.99m x 2.77m) Measurement into recess. Fitted modern wall and floor units including drawers, single drainer sink unit, four plate hob, built in under oven, stainless steel extractor hood, plumbed for automatic washing machine, wall mounted gas fired central heating boiler unit, under stairs storage area, radiator, PVC double-glazed window, PVC exterior door, breakfast bar

FIRST FLOOR

Landing

BEDROOM 1

13' 3" x 13' 3" (4.04m x 4.04m) PVC double-glazed window, radiator

BEDROOM 2

8' 5" x 6' 7" (2.57m x 2.01m) PVC double-glazed window (open aspects), radiator



Council Tax Band
Local Authority
EPC Rating

Band A
Blackburn with Darwen Borough Council
66

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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STYLISH FOUR-PIECE BATHROOM

Panelled Jacuzzi bath, glazed and tiled shower enclosure, wall hung wash hand basin, low level WC, fully tiled walls, radiator, PVC double-glazed window



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OUTSIDE

Paved enclosed yard to rear



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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