



# PROCTORS

ESTATE AGENTS

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



## 5 Ivy Terrace, Whitehall, Darwen

£895 pcm

A deceptively spacious mid terrace house situated in this much sought after residential area of Whitehall, close to the park and also Ashleigh Primary school. The property provides well presented living accommodation which is arranged over three floors. There are two reception rooms, a fully fitted kitchen, three bedrooms (including attic room) and a four piece bathroom. It has gas central heating and PVC double-glazing. There is an enclosed yard to the rear. This is an ideal property for a family and viewing is highly recommended.

### LOCATION

From Darwen town centre leave on Bolton Road, continue for approximately one mile and turn right into Devon Street, second left on to Ivy Terrace and the property is on the right-hand side.



5 Ivy Terrace, Whitehall, Darwen

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door with double-glazed unit, tiled floor, meter cupboard, original coving to ceiling, glazed door through to;

HALL

Laminate flooring, radiator, original coving to ceiling

SITTING ROOM

12' 0" x 11' 1" (3.66m x 3.38m) PVC double-glazed window, wall mounted modern gas fire, tiled hearth, laminate flooring, radiator, picture rail, original coving to ceiling

LIVING ROOM

15' 2" x 13' 10" (4.62m x 4.22m) Measurement into recess. PVC double-glazed sliding patio door (to rear yard), under stairs storage cupboard with light, the living room is open through to;

MODERN FITTED KITCHEN

12' 3" x 6' 2" (3.73m x 1.88m) Modern wall and floor units, stainless steel four ring gas hob, built in oven, hob, stainless steel extractor hood, stainless steel single drainer sink unit, plumbed for automatic washing machine, PVC double-glazed window, double-glazed roof window

FIRST FLOOR

Landing

BEDROOM 1

13' 10" x 7' 1" (4.22m x 2.16m) Measurement up to large walk in storage cupboard, PVC double-glazed window, radiator

BEDROOM 2

14' 1" x 9' 0" (4.29m x 2.74m) Measurement into recess. PVC double-glazed window, radiator, feature cast iron fireplace

SPACIOUS AND BRIGHT BATHROOM

Glazed and tiled shower enclosure, wall hung wash hand basin, low level WC, panelled bath with shower attachment, built in cupboard houses gas fired central heating boiler along with storage and drawers, heated towel rail, feature stone/pebble flooring, spotlights

CARPETED STAIRCASE FROM LANDING TO ATTIC

19' 9" x 13' 7" (6.02m x 4.14m) Measurement to maximum apex. Two double-glazed roof windows, radiator, eaves access



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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OUTSIDE

Spacious enclosed 'L' shaped yard to the 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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