

**AINSWORTH LORD
ESTATES**



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**20 STOPES BROW
DARWEN**

£795 PCM

WOW! STUNNING DOUBLE FRONTED COTTAGE TO RENT ** STUNNING MODERN KITCHEN ** 2 DOUBLE BEDROOMS ** LARGE MASTER BEDROOM ** SUPERB STANDARD THROUGHOUT ** LOWER DARWEN- SOUGHT AFTER AREA ** BEAUTIFUL LOUNGE ** HOME OWNER GUARANTOR REQUIRED



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• HIGH STANDARD THROUGHOUT • 2 DOUBLE BEDROOMS • HUGE MASTER BEDROOM • REAR YARD • ON ROAD PARKING AVAILABLE

FULL DESCRIPTION

Ainsworth Lord Estates are delighted to be offering for rent another superb property for rent, and as everyone knows, we only do NICE properties which tend to get snapped up very quickly!

This property is another fine example of the kind of properties we like to have on our books so we expect there to be plenty of interest in this one too. So don't hang about.... check out the pictures, and have a quick read below - making sure you meet our rental criteria before calling us to arrange a viewing.

This property is located in Lower Darwen, a very sought after area of Town.

As you enter the property your into the Lounge
A lovely living area with beams to the ceiling.

Kitchen/Diner

A Large Room with plenty of space for a dining table and chairs, a Modern Fitted Kitchen with integrated oven, hob and extractor, sink and drainer unit and Fridge/Freezer.

Outside there is a lovely rear yard.

Upstairs..

Master Bedroom

A Huge master bedroom! with lovely carpet flooring.

2nd Bedroom

Another double bedroom finished to the highest of standards...

Interested?

Before you call us, you need to check out the important stuff..

Criteria:

You will require:

References.

Income:

To qualify for this property you - the tenant(s) will need to have an income of equivalent to 30 x the monthly rent, so for this property, that's 30 X £795 which is: £23850pa..

You Will NEED a Home Owner Guarantor.

The amount of money you will need before you can move in is:
On application you will pay one weeks rent as a holding deposit which will come off the first month's rent on move in. If the tenant pulls out for any reason or fails references the holding deposit is non refundable.

Application process takes 3 - 4 working days.

Then at Point of Moving In -

£795 First Months Rent minus the holding deposit paid on application

Plus Deposit of £795

Proof of Id

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- LOWER DARWEN AREA - CLOSE TO GOOD SCHOOLS & SHOPS • AVAILABLE NOW • BEAUTIFUL TILED BATHROOM SUITE • STUNNING MODERN KITCHEN • LOVELY LOUNGE

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ALL VIEWINGS ARE TO BE ARRANGED THROUGH AINSWORTH LORD ESTATES AND ARE STRICTLY BY APPOINTMENT ONLY.

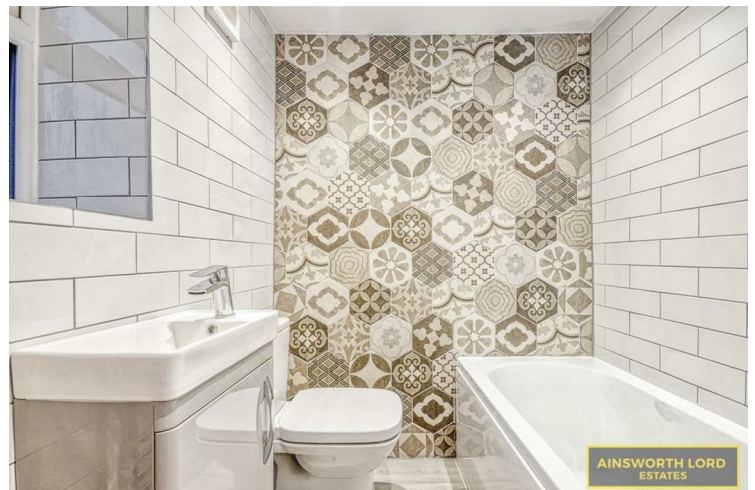
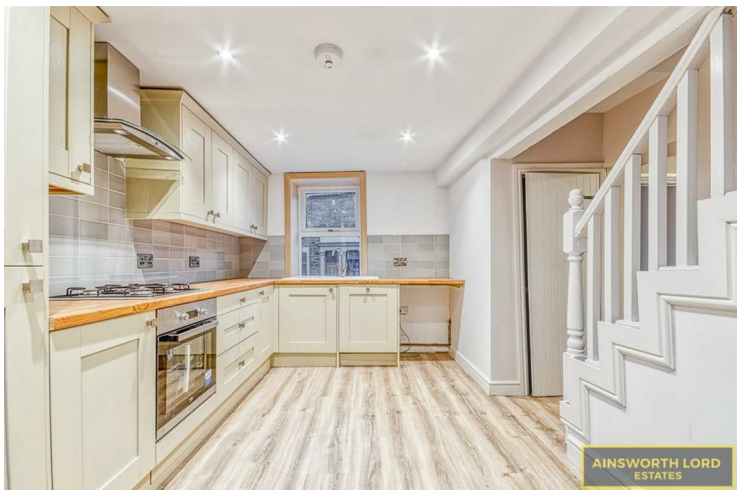
If we take a Deposit, it will be registered with one of the Government's Approved Schemes and sent off to them.

NO PETS

Proof of Id will be required for all named Tenants and the Home Owner Guarantor.

Remember, this property is available: NOW

Call us TODAY to arrange a viewing at a time convenient for you, including evenings and weekends.



Ground Floor

Approx. 34.9 sq. metres (375.4 sq. feet)



Total area: approx. 69.8 sq. metres (750.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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 buyers/tenants are advised to recheck the measurements

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