



# PROCTORS

ESTATE AGENTS

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## 9 Ainsworth Close, Darwen

£1,000 pcm

A well-presented three storey contemporary style town house located on Belgrave Heights in Darwen. The property is arranged on three floors with the benefit of three bedrooms (one en-suite shower room), three-piece bathroom, a lounge with 'Juliette balcony', a newly fully fitted dining kitchen, two-piece cloakroom/WC. There is lawned garden and driveway to the front leading to a garage and an easy to maintain garden to the rear. Gas central heating, PVC double-glazing



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## ACCOMMODATION

### ENTRANCE HALL

PVC double-glazed window, radiator, large storage cupboard, laminate flooring, access to:



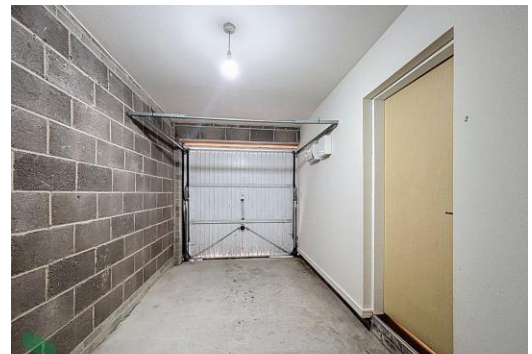
### INTEGRAL GARAGE

Up and over door, power and light



### CLOAKROOM/W,C

Pedestal wash hand basin, low-level W.C, radiator



### FITTED DINING KITCHEN

13'11 x 8'8 maximum Cream wall and floor units, new four plate ceramic hob, new built in under oven, new extractor, stainless steel one and a half bowl single drainer sink unit, tiled splashbacks, new worktops, PVC double-glazed window, radiator, plumbed for automatic washing machine

### DINING AREA

PVC double-glazed patio doors (to rear garden), radiator



### STAIRS TO FIRST FLOOR

Spindled balustrade, radiator

### LIVING ROOM

14' x 12'3 PVC double-glazed double doors to 'Juliette balcony', PVC double-glazed window, radiator



Council Tax Band  
Local Authority  
EPC Rating

Band C  
Blackburn with Darwen Borough Council  
71

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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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### THREE-PIECE BATHROOM

Panelled bath, pedestal wash hand basin, low-level W.C, extractor, PVC double-glazed window, radiator

### BEDROOM 3/STUDY

14' x 8'8 Two PVC double-glazed windows, radiator

### STAIRS TO SECOND FLOOR

Spindled balustrade, storage cupboard, radiator

### BEDROOM 1

14' x 12'3 PVC double-glazed window, Velux double-glazed window, radiator

### EN-SUITE SHOWER ROOM

Glazed and tiled shower cubicle, pedestal wash hand basin, low-level W.C, PVC double-glazed window, radiator, extractor fan

### BEDROOM 2

14' x 8'11 PVC double-glazed window, Velux double-glazed window, radiator

### OUTSIDE

There is lawned garden and driveway to the front leading to a garage and an easy to maintain garden 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



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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.

### COMPLIANCE

Agents are required by law to conduct anti-money laundering checks on all those renting or buying a property. The cost of these checks is £20 per check. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office proceeding with checks.

### LOCATION

From the Darwen town centre, leave via Bolton Road and turn right onto Wraith Street. Turn right again onto Ainsworth Close where the property can be found on the left hand side.



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