



7 Dobson Street, Darwen

£750 pcm

A semi detached bungalow offering deceptively spacious accommodation along with the added benefit of a driveway and a brick built detached garage. Accommodation comprises; entrance vestibule, entrance hall, a modern three-piece shower room, two bedrooms with modern fitted wardrobes, a spacious lounge and an 'L' shaped modern dining kitchen and built in appliances. Gas central heating and PVC double-glazed windows are installed throughout. There are enclosed gardens to both sides and the front of the property.

LOCATION

From Darwen town centre leave on Duckworth Street, turn right onto Heys Lane, first right onto Dobson Street and the property is on the corner on Frances Street.



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ACCOMMODATION

ENTRANCE VESTIBULE

Composite front door, tiled walls, laminate flooring, door to:

ENTRANCE HALL

Loft hatch (with drop down ladder, light, boarded), built in airing cupboard, storage cupboard, tiled flooring, radiator

THREE PIECE SHOWER ROOM

Glazed and tiled walk in shower cubicle, low-level W.C, pedestal wash hand basin, fully tiled walls, heated towel rail, Karndean flooring, PVC double-glazed window

BEDROOM 2

9' 5" x 7' 6" (2.87m x 2.29m) Fitted wardrobes with cupboards above bed area, PVC double-glazed window, radiator

LIVING ROOM

19' 6" x 9' 8" (5.94m x 2.95m) PVC double-glazed window, gas fire, radiator

BEDROOM 1

13' 8" x 8' 9" (4.17m x 2.67m) Measurements up to fitted modern wardrobes, gas wall heater on a wall mounted electric radiator, PVC double-glazed window, radiator

'L' SHAPED FITTED DINING KITCHEN

0' 0" x 0' 0" Modern wall and floor units including stainless steel double bowl sink unit, stainless steel five ring gas hob, stainless extractor, built in double oven, tiled splashbacks, tiled flooring, two PVC double-glazed windows, radiator, plumbed for automatic washing machine, integrated dishwasher, integrated fridge, two small storage cupboards

OUTSIDE

Enclosed gardens to the front and side

GARAGE

Detached, brick built

PLEASE NOTE

All properties are offered on a rolling periodic monthly contract. 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



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