PROCTORS
ESTATE AGENTS

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50 Hollins Grove Street, Darwen

£695 pcm

A very well presented stone faced garden fronted mid terrace property. The accommodation briefly comprises; entrance vestibule, hallway, sitting room, iving/dining room open through to a fitted kitchen, first floor, three bedrooms and a three piece bathroom with shower. PVC double glazed windows, gas central heating, new decor and new flooring throughout. There is also a private enclosed yard to the rear. Viewing is highly recommended! UK homeowner guarantor will be required.

LOCATION

From Darwen town centre leave on Duckworth Street, continue into Blackburn Road, turn right into Hollins Grove Street and the property is on the left hand side.







50 Hollins Grove Street, Darwen

ENTRANCE VESTIBULE
PVC front door, door, interior door to:

ENTRANCE HALL
Radiator, staircase to first floor

SITTING ROOM
PVC double-glazed window, radiator

OPEN PLAN LIVING/DINING ROOM THROUGH TO FITTED KITCHEN

LIVING/DINING ROOM
PVC double-glazed window, radiator, under stairs storage, open to:

FITTED KITCHEN
White high-gloss wall and floor units including drawers, stainless steel single drainer sink unit, tiled splash-backs, wall mounted gad fired central heating boiler unit, extractor, PVC double-glazed window, PVC exterior door

FIRST FLOOR
Landing, spindled balustrade, radiator

BEDROOM 1
PVC double-glazed window, radiator

BEDROOM 2
PVC double-glazed window, radiator

BEDROOM 3
PVC double-glazed window, radiator

THREE-PIECE BATHROOM
Panelled bath with shower and screen over, low-level W.C, pedestal wash hand basin, tiled splash-backs, tiled flooring, extractor, chrome heated towel rail

OUTSIDE
Enclosed yard to rear











Council Tax Band	Band A
Local Authority	Blackburn with Darwen Borough Council
EPC Rating	C

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

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.

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