



PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
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12 Joseph Street, Darwen

£750 pcm

A well presented mid terraced property on a quiet street close to the town centre and local amenities, the property comprises of a front sitting room, living room/dining room, fitted kitchen, downstairs bathroom, upstairs there is two large double bedrooms, outside there is an enclosed rear yard



12 Joseph Street, Darwen

LOCATION

From Darwen town centre leave on Duckworth Street, turn left into Union Street, follow the road round to the junction with Railway Road and go straight across into South Street. Turn right onto Entwistle Street, second left into Joseph Street and the property is on the right hand side.

ACCOMMODATION

ENTRANCE VESTIBULE

Door through to;

LIVING ROOM

13'11 X 13'8 Measurement into recess. Double-glazed sash window, radiator, meter cupboard

DINING ROOM

13'10 X 11'0 Measurements into recess. PVC double-glazed window, under stairs storage area

FITTED KITCHEN

Wall and floor units including drawers, stainless steel single drainer sink unit, wall mounted gas fired central heating boiler unit, PVC double-glazed window, rear vestibule, storage cupboard

THREE PIECE BATHROOM WITH SHOWER

Panelled bath, pedestal wash hand basin, low level WC, PVC double-glazed window, wood panelled ceiling

FIRST FLOOR

BEDROOM ONE

14'1 X 13'11 Measurements into recess. PVC double-glazed window, radiator

BEDROOM TWO

14'0 X 11'2 Measurements into recess. Double-glazed sash window, radiator

OUTSIDE

Enclosed yard to rear

PLEASE NOTE

All properties are offered on a monthly rolling 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



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Low energy efficient - lower running costs	Current	Potential	Low environmental impact - lower CO ₂ emissions	Current	Potential
(95-100) A			(95-100) A		
(85-95) B			(85-95) B		
(75-85) C			(80-85) C		
(65-75) D			(75-80) D		
(55-65) E			(70-75) E		
(45-55) F			(65-70) F		
(35-45) G			(60-65) G		
(1-35) Below Minimum Energy Standard			(55-60) Below Minimum Energy Standard		
	62	65		61	64
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		