



38 Sydney Street, Whitehall, Darwen

£775 pcm

Viewing is recommended to fully appreciate this well-presented garden fronted end terraced house in the sought-after Whitehall area of town. Briefly comprises; entrance vestibule, attractive lounge, an impressive fitted dining kitchen with contemporary units, a useful rear vestibule/boot room, first floor, two double bedrooms and a bright and stylish three-piece bathroom with shower. Externally there is a small garden area to the front and communal yard to the rear (shared with three other houses). Benefits include PVC double-glazed windows, gas central heating, neutral décor and complimenting flooring throughout. Situated on this popular residential street with local amenities on A666 Bolton Road on hand.



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LOCATION

From Darwen town centre leave on Bolton Road, continue for approximately ¼ mile and turn left into Grimshaw Street and right into Meadow Street, turn right into Sydney Street and the property is on the left hand side

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door, coving to ceiling, half glazed door through to;

LOUNGE

14' x 10' 6" (4.27m x 3.2m) PVC double-glazed window, radiator, meter cupboard

DINING KITCHEN

13' 8" x 13' 2" (4.17m x 4.01m) Fitted modern wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit with mixer tap, electric 'Neff' hob, built in under oven, stainless steel extractor hood, plumbed for automatic washing machine, tiled splash-backs, concealed gas fired central heating boiler unit, PVC double-glazed window, under stairs storage cupboard, access to;

REAR VESTIBULE/BOOT ROOM/UTILITY AREA

PVC exterior door with double-glazed unit (to yard), plumbed for automatic washing machine

FIRST FLOOR

Landing

BEDROOM 1

14' 2" x 10' 7" (4.32m x 3.23m) PVC double-glazed window, radiator

THREE PIECE BATHROOM

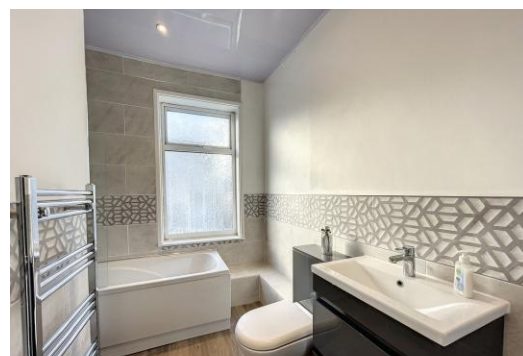
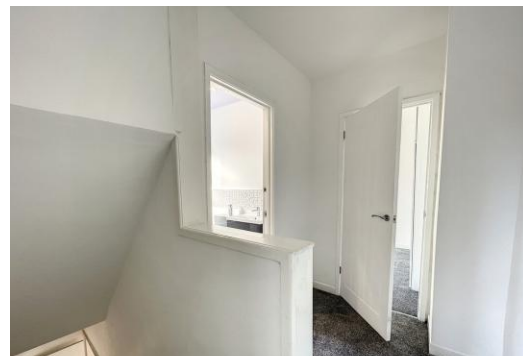
Panelled bath with shower attachment and screen over, vanity wash hand basin with storage below, low level WC, heated towel rail, mainly tiled elevations, acrylic paneled ceiling with spotlighting, PVC double-glazed window

BEDROOM 2

12' 8" x 7' 8" (3.86m x 2.34m) PVC double-glazed window, radiator, built in cupboards with shelving

OUTSIDE

Small garden area to the front and communal yard to the year (shared with three other houses)



Council Tax Band
Local Authority
EPC Rating

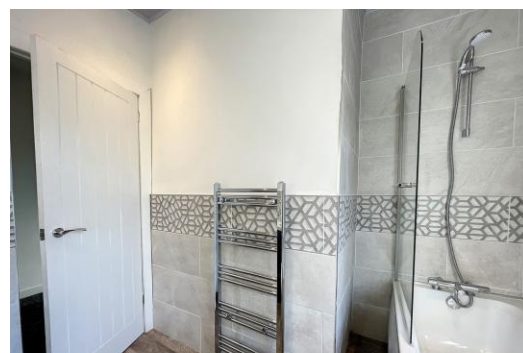
Band A
Blackburn with Darwen Borough Council
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential 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.



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