



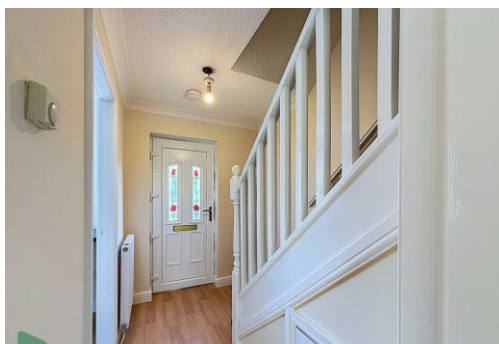
16 Grafton Court, Darwen

£750 pcm

An attractive modern town house, pleasantly and conveniently situated in this small cul de sac development with local amenities nearby within the area. Comprises; entrance hall, a fitted kitchen, a spacious lounge with patio door that overlooks the rear garden, two bedrooms (1 double & 1 single) and a three-piece shower room. The property is ideal accommodation for single people or couples. Benefits from PVC double-glazing and gas central heating, newly decorated throughout with new complimenting flooring. Externally there is a small front garden and a rear garden with patio area. The property also comes with an allocated parking space. 'Low running costs'

LOCATION

From Darwen town centre leave on Wood Street, continue to the junction with Vale Street and turn right. Turn left into Hindle Street, turn left into Grafton Court and the property is on the left hand side.



16 Grafton Court, Darwen

ACCOMMODATION

ENTRANCE HALL

PVC door, laminate flooring, radiator.

FULLY FITTED KITCHEN

Wall and floor units including drawers, four-plate gas hob, built in under oven, extractor hood, stainless steel single drainer sink unit, tiled splashbacks, laminate flooring, PVC double-glazed window, radiator, spot-lighting.

LIVING ROOM

Wall mounted electric fire, laminate flooring, PVC double-glazed patio doors.

FIRST FLOOR

Spindled balustrade, landing

BEDROOM 1

Two PVC double-glazed windows, radiator

BEDROOM 2 (SINGLE ROOM)

PVC double-glazed window, radiator

THREE-PIECE SHOWER ROOM

Glazed and tiled walk in shower, pedestal wash hand basin, low-level W.C., fully tiled walls, PVC double-glazed window, radiator.

OUTSIDE

There is a small garden area to the front and a rear garden with patio area. The property also comes with one parking space to the front.

PLEASE NOTE

All properties are offered on a monthly rolling tenancy. 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.



Council Tax Band
Local Authority
EPC Rating

Band A
Blackburn with Darwen Borough Council
C

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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