



# PROCTORS

ESTATE AGENTS

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## 4 Ross Street, Darwen

£950 pcm

Viewing is essential to fully appreciate this garden fronted mid terrace house situated in this highly sought after road in the Whitehall area. In our opinion it offers well presented 'ready to move into' accommodation. Briefly com prises; Entrance vestibule, hallway, sitting room, living room/dining room, a separate fully fitted kitchen with high-gloss units, first floor, family bathroom with shower and three bedrooms. Benefits include PVC double-glazed windows, gas central heating, neutral décor with new complementing flooring throughout. It is conveniently situated within walking distance to Ashleigh primary school, Whitehall Park, all amenities in town and convenient for A666 Bolton and motorway access.



## 4 Ross Street, Darwen

### LOCATION

From Darwen town centre leave on A666 Bolton Road, continue for approximately one mile and turn right into Queens Road at Whitehall park gates, continue ahead and take the first right into Whitehall Terrace, this continues into park Road, then, Ross Street and the property is on the right hand side opposite Ashleigh Primary School.

### ACCOMMODATION

#### ENTRANCE VESTIBULE

Composite front door with double-glazed unit, meter cupboard, original coving to ceiling, glazed door through to;

#### HALLWAY

Carpeted staircase to first floor, radiator, original coving to ceiling

#### SITTING ROOM

13' 6" x 10' 9" (4.11m x 3.28m) Measurements into recess and into PVC double-glazed window, feature fireplace with tiled inset and hearth, radiator, original coving to ceiling

#### LIVING ROOM/DINING ROOM

15' 11" x 11' 5" (4.85m x 3.48m) PVC double-glazed window, radiator

#### SEPARATE FITTED KITCHEN

9' 3" x 7' 1" (2.82m x 2.16m) Fitted high-gloss wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, stainless steel four ring gas hob, built in under oven, stainless steel extractor hood, plumbed for automatic washing machine, tiled splash-backs, concealed gas fired central heating boiler unit, under stairs storage cupboard, PVC double-glazed window, PVC exterior door

#### FIRST FLOOR

Landing, spindled balustrade, built in cupboard, lift hatch

#### BEDROOM 1

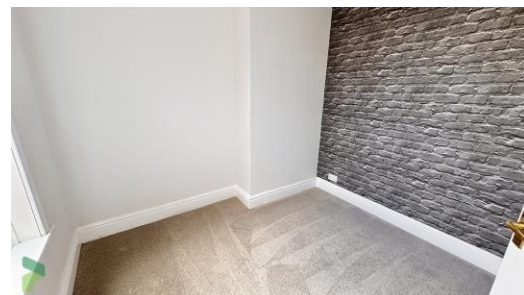
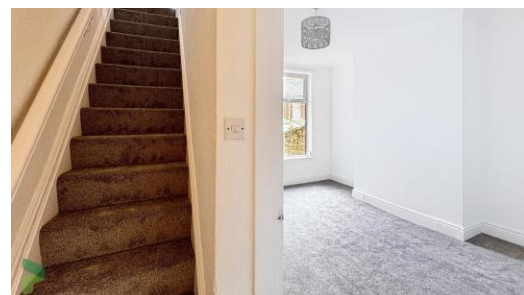
14' 6" x 13' (4.42m x 3.96m) PVC double-glazed window, radiator

#### BEDROOM 2

9' 8" x 7' 5" (2.95m x 2.26m) PVC double-glazed window, radiator

#### BEDROOM 3

9' 2" x 8' 9" (2.79m x 2.67m) PVC double-glazed window, radiator



Council Tax Band  
Local Authority  
EPC Rating

Band A  
Blackburn with Darwen Borough Council  
D

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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### FAMILY BATHROOM

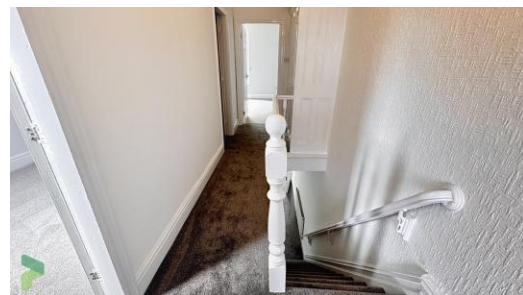
Panelled bath with mixer tap, shower and screen over, pedestal wash hand basin, low level WC, heated towel rail, part tiled walls

### OUTSIDE

Small garden area to the front with wrought iron gate. To the rear there is an 'L' shaped enclosed paved yard

### 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 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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