



PROCTORS

ESTATE AGENTS

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Flat 2, 24 Harwood Street, Darwen

£550 pcm

A fantastic opportunity for a prospective tenant looking for an easy to maintain first floor flat set in a convenient location town centre and walking distance to Sunnyhurst Woods. The property is in immaculate condition throughout and provides; first floor landing space, a three piece bathroom with shower attachment, a living room with feature fireplace, bedroom and a fitted kitchen. Externally is a communal paved area. Gas central heating, PVC double glazed windows, new décor and new complimenting flooring throughout. Viewing is extremely advised and would be ideal for a single person or a couple looking for low running costs.

LOCATION

From Darwen town centre leave on Duckworth Street, continue into Blackburn Road, turn left into Vale Street, right onto Harwood Street, the property is on the left hand side, just past the junction with Scholes Street.



Flat 2, 24 Harwood Street, Darwen

COUNCIL TAX BAND

A.

ACCOMMODATION

PVC front door, ground floor entrance hallway serves two flats in total, carpeted staircase to first floor, landing with main door to flat 2

INNER HALLWAY

Radiator

LIVING ROOM

12' 60" x 9' 88" (5.18m x 4.98m) PVC double-glazed window, radiator, feature fireplace

FITTED KITCHEN

10' 00" x 4' 99" (3.05m x 3.73m) Fitted wall and floor units including stainless steel single drainer sink unit with mixer tap, stainless steel four ring gas hob, built in under oven, plumbed for automatic washing machine, tiled splash-backs, PVC double-glazed window, wall mounted gas fired central heating boiler unit

BEDROOM

9' 21" x 8' 47" (3.28m x 3.63m) PVC double-glazed window, radiator, built in cupboard with clothes rail and meter

BATHROOM

Panelled bath with shower attachment over, pedestal wash hand basin, low level WC, radiator, extractor fan, part tiled walls, PVC double-glazed window

OUTSIDE

To the side by the front door there is a paved area/bin storage

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
D

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.

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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