



PROCTORS

ESTATE AGENTS

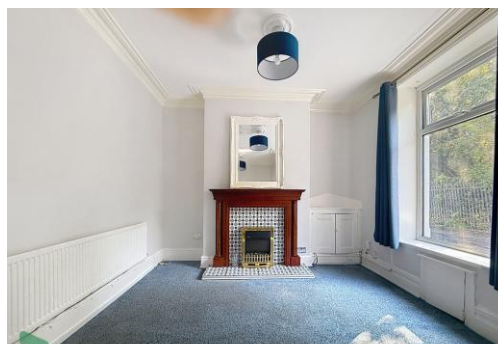
238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
Email. darwen@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



57 Frances Street, Darwen

£700 pcm

This mature mid terraced house is situated within walking to all town centre amenities including the railway and bus stations. The accommodation comprises: entrance vestibule, living room with feature fireplace, spacious fitted dining kitchen with appliances, first floor, large main bedroom (not overlooked), a single bedroom and bright and spacious four-piece family bathroom. Outside there is an enclosed yard to the rear with a useful brick built store. Benefits from gas central heating and PVC double-glazed windows.



57 Frances Street, Darwen

LOCATION

From Darwen town centre leave on Duckworth Street and continue into Blackburn Road, turn right onto Heys Lane, turn right onto Frederick Street, then left onto Frances Street and the property is on the left-hand side.

ACCOMMODATION

ENTRANCE BESTIBULE

PVC front door, original coving to ceiling, interior door through to;

LIVING ROOM

13' 2" x 11' 13" (4.01m x 3.68m) Measurements into recess. PVC double-glazed window, radiator, feature fireplace, electric fire, meter cupboard

FITTED DINING KITCHEN

13' 19" x 12' 96" (4.44m x 6.1m) Fitted white wall and floor units including drawers, stainless steel single drainer sink unit, four ring gas hob, built in under oven, extractor hood, plumbed for automatic washing machine, tiled splash-backs, acrylic wall panelling, under stairs storage area, PVC double-glazed window, exterior door

FIRST FLOOR

Landing

BEDROOM 1

13' 28" x 11' 21" (4.67m x 3.89m) Measurements into recess. PVC double-glazed window, radiator, built in cupboard with clothes hanging rail

BEDROOM 2

9' 9" x 8' 19" (2.97m x 2.92m) Measurements into recess. PVC double-glazed window, radiator

FOUR-PIECE BATHROOM

12' 88" x 4' 67" (5.89m x 2.92m) Shower enclosure, panelled bath, pedestal wash hand basin, low level WC, radiator, acrylic wall panelling, PVC double-glazed window



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 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.

57 Frances Street, Darwen

OUTSIDE

Enclosed yard to rear including brick built store with PVC door



PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.

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.



Proctors Darwen

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

Tel. 01254 705521

Email. darwen@proctorsestateagents.co.uk

Web. proctorsestateagents.co.uk

57 Frances Street, Darwen



Proctors Darwen

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

Tel. 01254 705521

Email. darwin@proctorsestateagents.co.uk

Web. proctorsestateagents.co.uk