PROCTORS
ESTATE AGENTS

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7 Newton Street, Darwen

£750 pcm

This traditional stone faced, garden fronted mid terrace is situated within easy reach of the railway station and all town centre amenities. The accommodation' comprises entrance vestibule, living room, a generous size fitted kitchen dining kitchen with access to a rear porch that is currently used as a utility/boot room. The first floor has two bedrooms (one has a fitted wardrobe) and a three-piece bathroom with shower. Benefits from PVC double-glazed windows and gas central heating. Viewing is recommended!



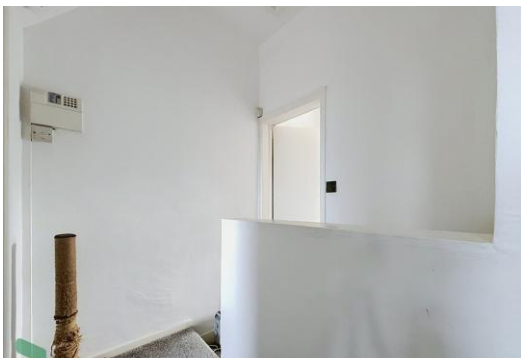




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LOCATION

From Darwen town centre leave on Duckworth Street, left into Union Street, at the top turn left on to Railway Road, continue under the Railway bridge, continue ahead into Atlas Road and at the top turn left into Olive Lane, left into Newton Street and the property is on the right-hand side.

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door with double-glazed unit, original coving to ceiling, glazed door through to;

LIVING ROOM

13' 3" x 13' (4.04m x 3.96m) Measurements into recess. PVC double-glazed window, radiator, original coving to ceiling

FITTED DINING KITCHEN

14' x 13' 1" (4.27m x 3.99m) Maximum measurements. Fitted wall and floor units including drawers, wine rack, stainless steel single drainer sink unit with mixer tap, gas cooker, stainless steel extractor hood, plumbed for automatic washing machine, under stairs storage cupboard, PVC double-glazed window, exterior door through to;

REAR PORCH

PVC roof, space and power for a tumble dryer, PVC double-glazed window and door (to rear yard)

FIRST FLOOR

Landing

BEDROOM 1

13' 10" x 13' 5" (4.22m x 4.09m) Measurements into recess. PVC double-glazed window, radiator

Council Tax Band	Band A
Local Authority	Blackburn with Darwen Borough Council
EPC Rating	C

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.

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BATHROOM

Panelled bath with shower attachment and screen over, pedestal wash hand basin, low level WC, heated towel rail, part tiled walls, PVC double-glazed window



BEDROOM 2

11' 9" x 6' 5" (3.58m x 1.96m) Measurements up to fitted wardrobe with clothes hanging rail and shelving, radiator, built in cupboard (houses gas fired central heating boiler unit)



OUTSIDE

Small garden area to the front and enclosed yard to the rear with a shed



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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.

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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