



PROCTORS

ESTATE AGENTS

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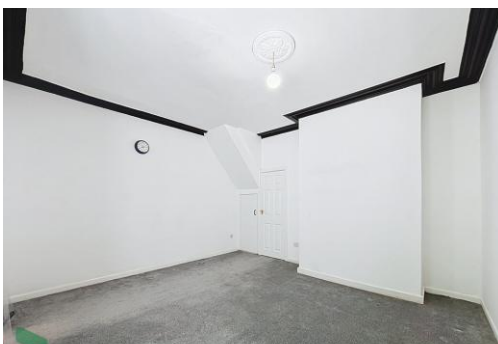
136 Sudell Road, Darwen

£750 pcm

A modern garden fronted mid terraced house, located close to local schools, train station and local amenities. The property benefits from a sitting room, living room/dining room, fitted kitchen, 2 double bedrooms and a bathroom suite with a walk in shower. Outside there is a small garden to the front and an enclosed yard to the rear. Viewing is highly recommended!

LOCATION

Driving directions from darwen town centre, head south east on market street (a666) and turn left onto hardman way, then onto sudell road and the property is located on the right



136 Sudell Road, Darwen

ACCOMMODATION

ENTRANCE VESITBULE

HALLWAY

SITTING ROOM

radiator, feature fireplace

LIVING ROOM/DINING ROOM

radiator, upvc window

KITCHEN

Fitted wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit, four ring hob, built in oven, extractor hood, washing machine, tiled splash-backs, fridge, PVC window, exterior door

FIRST FLOOR

BEDROOM 1

PVC window, radiator

BEDROOM 2

PVC window, radiator

BATHROOM

Walk in shower with screen, wc, sink basin, towel rail

OUTSIDE

enclosed rear 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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