



PROCTORS

ESTATE AGENTS

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

Tel.

01254 705521

Email.

darwen@proctorsstateagents.co.uk

Web.

proctorsstateagents.co.uk



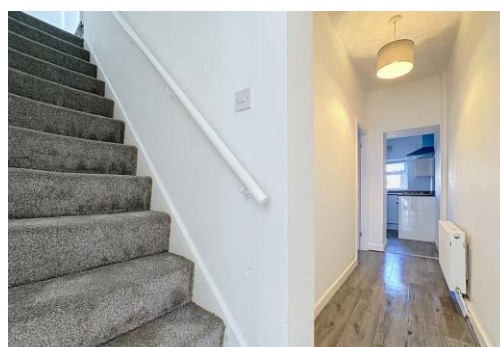
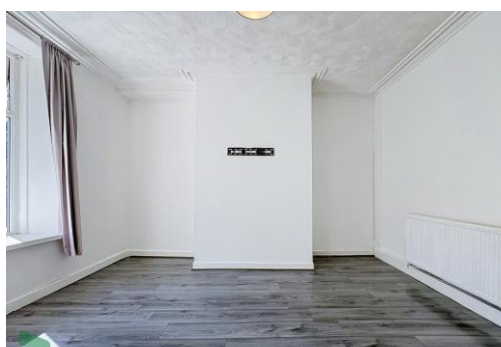
139 Olive Lane, Darwen

£750 pcm

A well presented, mature mid terrace house convenient for all local amenities and within easy reach of the town centre, Railway Station, Bolton and the motorway network. Briefly comprises: entrance vestibule, living room, a sitting room/dining room/home office/3rd bedroom, a separate newly fitted kitchen with appliances, first floor, two double bedrooms and a bright three-piece bathroom. PVC double-glazed windows (not overlooked at the rear) and gas central heating are installed throughout. Outside there is an enclosed yard to rear.

LOCATION

From Darwen town centre on Railway Road, continue under the railway bridge onto Atlas Road at the top turn left into Olive Lane, continue ahead and the property is on the right hand side.



139 Olive Lane, Darwen

ACCOMMODATION

ENTRANCE VESTIBULE

Composite front door, interior door through to;

LIVING ROOM

13' 8" x 13' 7" (4.17m x 4.14m) Measurements into recess. PVC double-glazed window, radiator, meter cupboard

HALLWAY

Carpeted staircase to first floor, radiator

SITTING ROOM/HOME OFFICE/3RD BEDROOM

10' 1" x 10' (3.07m x 3.05m) PVC double-glazed window (not overlooked), radiator, under stairs storage cupboard

NEW FITTED KITCHEN

9' 2" x 5' 6" (2.79m x 1.68m) Fitted white high-gloss wall and floor units, 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, PVC double-glazed window (not overlooked), PVC exterior door

FIRST FLOOR

Landing

BEDROOM 1

13' 5" x 11' 2" (4.09m x 3.4m) PVC double-glazed window, radiator

BEDROOM 2

10' x 9' 2" (3.05m x 2.79m) PVC double-glazed window, radiator

CORRIDOR THROUGH TO BATHROOM

Panelled bath with shower attachment and screen over, pedestal wash hand basin, low level WC, heated towel rail, acrylic wall panelling, built in cupboard (houses gas fired central heating boiler unit), PVC double-glazed window

OUTSIDE

Enclosed 'L' shaped yard to rear



Council Tax Band
Local Authority
EPC Rating

Band A
Blackburn with Darwen Borough Council
TBC

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.



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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