



PROCTORS

ESTATE AGENTS

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1 Rydal Avenue, Bold Venture, Darwen

£795 pcm

A garden fronted bay windowed end terrace house situated in this sought after residential area close to Bold Venture Park but conveniently situated for all town centre amenities which are within walking distance. The accommodation has two reception rooms, a fully fitted kitchen, two bedrooms, and a three piece bathroom with shower. It has internal access to a garage to the rear of the property. Gas central heating and PVC double glazing throughout.

VESTIBULE

PVC front door.



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ENTRANCE HALL

Double radiator.

SITTING ROOM

10' 9" x 13' 11" (3.28m x 4.24m) measurements into PVC double glazed bay window, electric fire in stone fireplace, double radiator.

LIVING ROOM

14' 3" x 12' 10" (4.34m x 3.91m) Gas fire and fire surround, double radiator, PVC double glazed window, recess under stairs storage housing gas fired central heating boiler unit.

KITCHEN

9' 11" x 7' 5" (3.02m x 2.26m) Fully fitted wall and floor units including drawers, hob, built in under oven, stainless steel single drainer sink unit, PVC double glazed window and door, tiled floor.

FIRST FLOOR

Landing.

BEDROOM ONE

14' 3" x 11' 11" (4.34m x 3.63m) PVC double glazed window, double radiator.

BEDROOM TWO

9' 11" x 9' 7" (3.02m x 2.92m) PVC double glazed window, radiator.

THREE PIECE BATHROOM

Panelled bath with shower over, wash hand basin, w.c, PVC double glazed window, radiator.

GARAGE

15' 3" x 10' 4" (4.65m x 3.15m)

OUTSIDE

Small rear yard.



Council Tax Band
Local Authority
EPC Rating

Band A
Blackburn with Darwen Borough Council
E

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.

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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.



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