



PROCTORS

ESTATE AGENTS

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



54 Blackburn Road, Darwen

£795 pcm

A conveniently situated garden fronted mid terrace property. The property has 2 reception rooms and a fully fitted kitchen on the ground floor. On the first floor the property has two bedrooms and a three piece shower room as well as an attic room. The property is close to all local amenities on the A666.

ENTANCE VESTIBULE

LIVING ROOM

Laminate flooring, PVC double-glazed window, stairs to 1st floor



54 Blackburn Road, Darwen

DINING ROOM

PVC double-glazed window, radiator, laminate flooring.

FULLY FITTED KITCHEN

Wall and floor units including drawers, eclectic hob, built in under oven, extractor hood, stainless steel single drainer sink unit, tiled splashbacks, panelled ceiling with spotlighting, PVC double-glazed window.

BEDROOM 1

PVC double-glazed window, radiator.

BEDROOM 2

PVC double-glazed window, radiator.

SHOWER ROOM

Large walk-in shower, WC, vanity wash hand basin with mirror above, chrome heated towel rail, PVC double glazed window, tiled walls, laminate flooring, panelled ceiling with spotlights, stone effect tiled walls around shower.

ATTIC ROOM

Velux double-glazed window, radiator.

OUTSIDE

Yard to the rear

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.



Council Tax Band
Local Authority
EPC Rating

Band A
Blackburn with Darwen
E

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.

54 Blackburn Road, Darwen



Proctors Darwen

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

Tel. 01254 705521

Email. darwen@proctorsestateagents.co.uk

Web. proctorsestateagents.co.uk

