PROCTORS
ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
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44a Blackburn Road, Darwen

£625 pcm

A recently refurbished first floor maisonette in convenient main road location close to Avondale. The accommodation is arranged over two floors and has the benefit of a lounge, a fitted kitchen, a three-piece bathroom with shower and two bedrooms to the first floor. Externally there is an outside terrace area to the rear. PVC double-glazing and electric heating are installed.







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ENTRANCE VESTIBULE

PVC front door and double-glazed window, glazed window, white interior door to;



ENTRANCE HALL

KITCHEN

Wall and floor units including drawers, built-in oven, electric hob, stainless steel extractor, white tiled splashbacks, white tiled splashbacks, lino flooring, stainless steel single drainer sink.



THREE-PIECE BATHROOM WITH SHOWER

Panelled bath with shower and screen, W/C, wash hand basin, white tiled splashbacks, lino flooring, towel rail/radiator, PVC double-glazed window.

FIRST FLOOR

Built in cupboard.



LOUNGE

Modern wall electric fire, PVC double-glazed window, electric wall heater.

BEDROOM 1

PVC double-glazed window, electric wall heater, fitted wardrobes.



BEDROOM 2

PVC double-glazed window, electric wall heater.

OUTSIDE

There is an outside terrace area to the rear.



Council Tax Band	Band A
Local Authority	Blackburn with Darwen
EPC Rating	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.

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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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