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**CHANCEL PLACE, DARWEN, BB3 3RJ**



- Well presented
- Three bed semi detached
- Double driveway
- New carpets
- Split level garden
- Available now



**Monthly Rental Of £1,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

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**LETTINGS & MANAGEMENT**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Letting Agents Bolton Bolton offer to the fully managed rental market this three bed semi detached on Chancel Place in Darwen. Tucked away on a quiet cul-de-sac of similar properties and briefly comprising: Porch, L shaped lounge diner, fitted kitchen, landing, three bedrooms and a family bathroom suite. Warmed by gas central heating via a brand new boiler and uPVC double glazed windows, the property has had new carpets and has been decorated throughout, a personal inspection comes with our highest recommendations to appreciate all on offer. To the outside is double driveway parking and to the rear is a split level rockery style garden. Please contact Cardwells Letting Agents Bolton on 01204 381281 or via email at [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk) to book your viewing. In the first instance there is a walk through video for your perusal.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Porch** 6' 2" x 5' 8" (1.88m x 1.73m) Composite door, wall mounted radiator, frosted uPVC double glazed window.

**Lounge/Diner** 24' 9" x 11' 9" (7.54m x 3.58m) Open plan L shaped lounge diner with dual aspect double glazed windows, two wall mounted radiators.

**Kitchen** 11' 1" x 7' 4" (3.38m x 2.23m) Fitted kitchen comprising stainless steel sink unit, base and wall units, work tops, space for white goods, oven, four ring hob with extractor above, uPVC double glazed window, wall mounted radiator, under stairs storage cupboard, uPVC door giving access to the side.

**Landing** 8' 6" x 6' 4" (2.59m x 1.93m) uPVC double glazed window.

**Bedroom One** 14' 2" x 8' 2" (4.31m x 2.49m) uPVC double glazed window, wall mounted radiator.

**Bedroom Two** 10' 1" x 8' 2" (3.07m x 2.49m) uPVC double glazed window, wall mounted radiator.

**Bedroom Three** 6' 11" x 7' 11" (2.11m x 2.41m) uPVC double glazed window, wall mounted radiator.

**Bathroom** 8' 4" x 6' 7" (2.54m x 2.01m) Three piece suite comprising Wc, pedestal wash basin, bath with electric shower and fitted curtain, cupboard housing the gas combination boiler, frosted uPVC double glazed window, wall mounted radiator.

**Externally** To the outside is double driveway parking and there is a large split level rockery style garden to the rear.

**Council Tax** Cardwells Letting Agents Bolton research indicates that the council tax is band B with Blackburn with Darwen Council at an approximate cost of around £1,910.00 per annum

**Floor Area** Total internal floor area 764.238 sqft 2 which is 71 m 2.

**Holding Deposit** A holding deposit will be required to be paid to Cardwells Estate Agents, the holding deposit is 1 weeks rent = (monthly rent x 12 /52) terms and conditions apply.

**Deposit** A deposit of 5 weeks rent is payable and will be lodged via the Deposit Protection Scheme, more information can be found at [www.depositprotection.com](http://www.depositprotection.com)

**Tenure** Cardwells Letting Agents Bolton research shows the property is of a leasehold tenure.

**Flood Risk** Cardwells Letting Agents Bolton research shows the property is in a very low flood risk area.

**Viewings** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing;

[bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

