



1 Frances Street, Darwen

£895 pcm

An immaculate and well-presented semi-detached property close to all local amenities on Blackburn Road. The accommodation comprises a lounge, a dining room, a fully fitted kitchen, to the first floor, a three-piece shower room and two bedrooms. Externally there are lawned gardens to the front and rear with a driveway leading to single garage. Gas central heating and PVC double-glazing are both installed.



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LOCATION

From Darwen town centre leave on Duckworth Street and turn left in to Union Street, turn left onto Robin Bank Road, follow the road straight down and turn right onto Frances Street and the property is at the end on the right side.

ACCOMMODATION

DINING ROOM

PVC front door with double-glazed unit, PVC double-glazed window, radiator, laminate flooring, double doors to:

LOUNGE

Feature fire surround, PVC double-glazed window, radiator, spindled balustrade

FULLY FITTED KITCHEN

Wall and floor units including drawers, four plate gas hob, built in under oven, extractor, one and a half bowl single drainer sink unit, tiled splashbacks, plumbed for automatic washing machine, new laminate flooring, PVC double-glazed diamond leaded window, PVC door with diamond leaded double-glazed unit, breakfast bar, gas fired central heating boiler unit

FIRST FLOOR

Spindled balustrade, landing

THREE-PIECE SHOWER ROOM



Council Tax Band
Local Authority
EPC Rating

Band
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.

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Tiled and glazed corner shower cubicle, pedestal wash hand bas, low-level W.C, chrome heated towel rail, fully tiled walls, laminate flooring, wood panelled ceiling with spot-lighting, PVC double-glazed window

BEDROOM 1

PVC double-glazed window, radiator

BEDROOM 2

PVC double-glazed window, radiator, built in cupboard

OUTSIDE

Gardens to front and rear with a driveway leading to single garage

PLEASE NOTE

All properties are offered 6-months minimum contract period. 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.



Proctors Darwen

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