



PROCTORS

ESTATE AGENTS

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19 Greenfield Street, Darwen

£695 pcm

An impressive stone faced mid terraced in a popular residential area of the edge of town, off cranberry lane. The house has two reception rooms, a fully fitted kitchen, two bedrooms and a three piece bathroom suite.

LOCATION

Head southeast on the A666 (Bolton Road) away from the town centre. turn left onto Grimshaw Street. Continue straight as the road becomes Bury Street, turn right onto Cranberry Lane, turn left onto Greenfield Street.



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ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door

SITTING ROOM

13' 11" x 13' 5" (4.24m x 4.09m) Living flame gas fire, radiator, PVC window

DINING ROOM

13' 6" x 10' (4.11m x 3.05m) radiator

FULLY FITTED KITCHEN

8' 10" x 5' 7" (2.69m x 1.7m) wall and base units, built in oven, gas hob, extractor fan, stainless steel sink and drainer unit, radiator, PVC window, plumbed for washing machine

BEDROOM 1

13' 11" x 13' 5" (4.24m x 4.09m) PVC window, radiator

BEDROOM 2

10' 3" x 6' 4" (3.12m x 1.93m) PVC window, radiator

3 PIECE BATHROOM SUITE

7' x 6' 10" (2.13m x 2.08m) Panelled bath with shower over, shower screen, WC, partially tiled, heated towel rail

OUTSIDE

Yard to 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 Borough Council
D

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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