



PROCTORS

ESTATE AGENTS

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



40A Blackburn Road, Darwen

£595 pcm

A well presented, quirky one bedroom flat with lots of features and character.

The flat is larger than average and benefits from a roof terrace, it is split over two floors and comprises of an entrance vestibule, open plan large lounge/ kitchen, shower room, roof terrace, upstairs there is a large bedroom with furniture included if needed, built in wardrobe space and en suite bathroom.



40A Blackburn Road, Darwen

LOCATION

From darwen town centre, follow the a666 round onto duckworth street then onto blackburn road, the flat is located on the left hand side above the 'tattoo shop' with a side entrance

ACCOMMODATION

ENTRANCE HALLWAY (SHARED WITH FLAT NEXT DOOR)

OPEN PLAN LOUNGE/KITCHEN

Fitted wall and floor units including drawers, sink unit, free standing cooker and hob, washing machine, tiled splash-backs, space for a fridge and freezer, living room area with laminate flooring

SHOWER ROOM

shower cubicle, wc and sink unit

1ST FLOOR

BEDROOM

large bedroom, fitted wardrobes

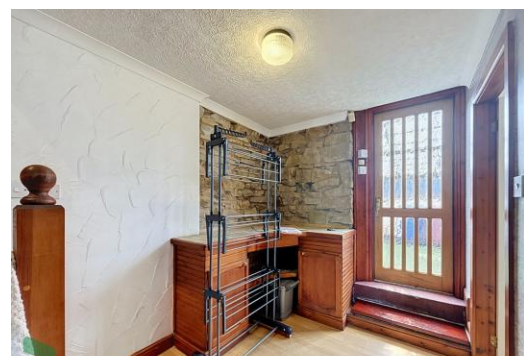
UPSTAIRS BATHROOM

bath with shower over, wc and sink

ROOF TERRACE/BALCONY

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.



Proctors Darwen

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

Tel. 01254 705521

Email. darwen@proctorsstateagents.co.uk

Web. proctorsstateagents.co.uk

%epcGraph_c_1_198%