



PROCTORS
ESTATE AGENTS

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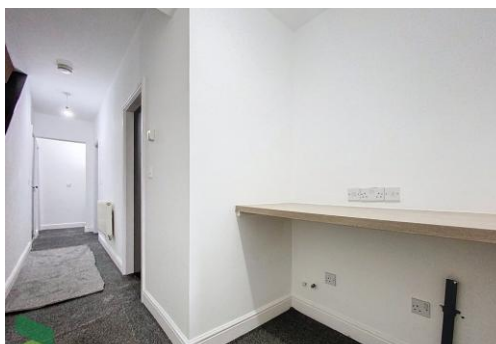
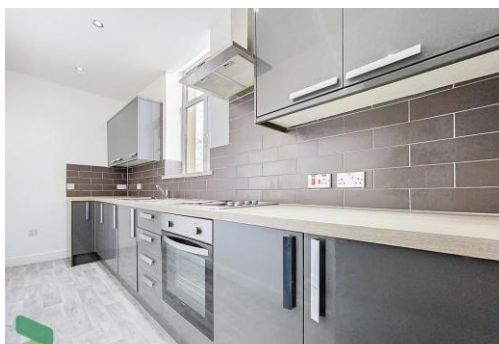
48 Railway Road, Darwen

£695 pcm

A bright and spacious well-proportioned first floor flat offering immaculate and ready to move into accommodation arranged over two floors. Briefly comprises; cast iron staircase to front door, generous size lounge with two windows, a fitted kitchen with modern units, a bathroom with shower and bedroom two, second floor has an attic room and en suite bathroom. The flat benefits from double-glazed windows and electric heating. It is situated close to all town centre amenities. Electricity included in the rent.

ENTRANCE HALL

Two radiators, utility area



50A Railway Road, Darwen

LIVING ROOM

Two PVC double-glazed windows, radiator

DINING ROOM

Two PVC double-glazed windows, radiator

FULLY FITTED KITCHEN

Wall and floor units including drawers, four plate electric hob, built in electric under oven, extractor hood, tiled splashbacks, PVC double-glazed window, spot-lighting, radiator.

BEDROOM 2

PVC double-glazed window, radiator

THREE PIECE BATHROOM

Panelled bath with shower attachment, pedestal wash hand basin, W/C, Two PVC double-glazed window's, radiator

SECOND FLOOR

BEDROOM 1

PVC double-glazed window, radiator, laminate flooring.

EN-SUITE BATHROOM

Panelled bath with shower attachment, pedestal wash hand basin, W/C, tiled splashbacks, radiator

OUTSIDE

Yard/bin storage area shared with 48A flat

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.

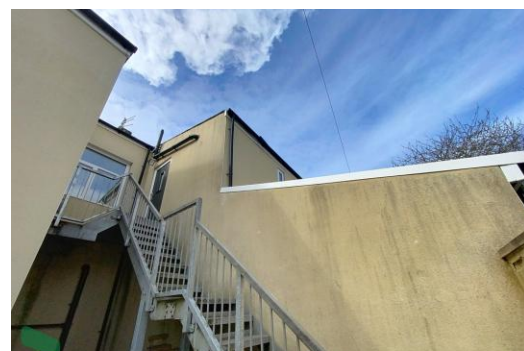


Council Tax Band
Local Authority
EPC Rating

Band A
Blackburn with Darwen Borough Council
C

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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