



# PROCTORS

ESTATE AGENTS

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**64 Harwood Street, Darwen**

**£875 pcm**

A well-presented stone built garden fronted mid terrace property, situated in this much sought after residential locally, close to Sunnyhurst Woods. The property provides spacious living accommodation with the benefit of two bedrooms plus attic room, a three-piece bathroom with shower, two reception rooms with feature fireplaces and a fully fitted kitchen. GCH & PVC double-glazed windows are both installed throughout. Externally there is a small paved garden area to the front with stone wall and wrought iron gate, paved enclosed yard to rear. Local amenities are all nearby, within the area and Darwen town centre is easily accessible.

## LOCATION

From Darwen town centre leave on Duckworth Street, continue into Blackburn Road, turn left into Vale Street, right onto Harwood Street and the property is on the left hand side.





64 Harwood Street, Darwen

ACCOMMODATION

ENTRANCE VESTIBULE

PVC door, tiled flooring, door to:

LIVING ROOM

14'1 x 13' Measurements into chimney breast, living flame gas fire, marble effect surround and hearth, laminate flooring, wall lights, PVC double-glazed window, radiator

DINING ROOM

14'1 x 13'3 maximum Measurements into chimney breast, living flame gas fire, laminate flooring, open staircase, PVC double-glazed French doors (to rear yard), panel wall radiator, open to:

FULLY FITTED KITCHEN

9' x 6'7 Modern wall and floor units including drawers, four plate gas hob, built in under oven, stainless steel single drainer sink unit, extractor, tiled splashbacks, tiled flooring, PVC double-glazed window

FIRST FLOOR

Landing

BEDROOM 1

14'2 X 10'5 Measurements into chimney breast, PVC double-glazed window, radiator

ATTRACTIVE THREE-PIECE BATHROOM

Panelled bath with shower over, feature glass wash hand basin, low-level W.C, extractor, chrome heated towel rail, fully tiled walls and floor

BEDROOM 2

9'6 x 7'2 PVC double-glazed window, radiator

INNER HALL

Landing, door with access to attic room

BEDROOM 3

7'2 x 6'8 PVC double-glazed window, radiator, laminate flooring

ATTIC ROOM

17'10 x 12'7 Carpeted staircase to attic, double-glazed roof window

OUTSIDE

Small garden area to the front with stone wall and wrought iron gate, paved enclosed yard to rear



Council Tax Band  
Local Authority  
EPC Rating

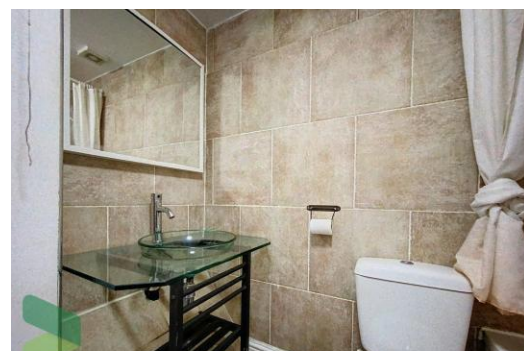
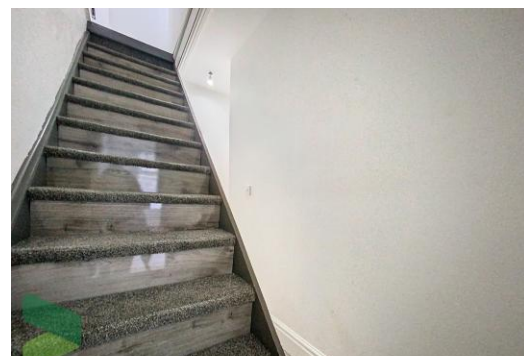
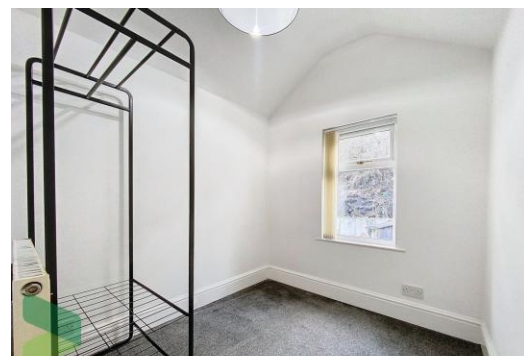
Band A  
Blackburn with Darwen Borough Council  
E

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.

## 64 Harwood Street, Darwen

### 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.



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