



PROCTORS

ESTATE AGENTS

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



23 Ribble Avenue, Darwen

£875 pcm

A well-presented 2 bedroom semi detached property located on Ribble Avenue in Darwen. The property is arranged on two floors with the benefit of two double bedrooms, three-piece bathroom, large lounge, conservatory, and fitted kitchen, a newly fully fitted dining kitchen, two-piece cloakroom/WC. There is lawned garden and driveway to the front.

LOCATION

From the Darwen town centre, leave via Duckworth street along the a666/Blackburn road and turn left onto Lynwood Avenue, at the mini roundabout take the 3rd exit and the property is on the right hand side further down.



23 Ribble Avenue, Darwen

ACCOMMODATION

ENTRANCE HALL

FITTED KITCHEN

Fitted kitchen with integrated cooker, hob and extractor fan. Sink and drainer unit, washing machine & fridge freezer

LOUNGE

laminate flooring, double sliding doors, UPVC window

CONSERVATORY

laminate flooring, views over garden

LANDING

loft hatch

BEDROOM 1

double bedroom, carpet flooring, UPVC window x 2

BEDROOM 2

double bedroom, upvc window, carpet flooring

BATHROOM

panelled bath with shower over, wc and sink basin. Laminate flooring

OUTSIDE

lawned garden with tree's and shrubs, enclosed with fence and side gate

PLEASE NOTE

All properties are offered 12-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



Council Tax Band
Local Authority
EPC Rating

Band A
Blackburn with Darwen Borough Council
71

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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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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 occupy the property.

COMPLIANCE

Agents are required by law to conduct anti-money laundering checks on all those renting or buying a property. The cost of these checks is £20 per check. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office proceeding with checks.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		