



PROCTORS

ESTATE AGENTS

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85 Greenbank Terrace, Lower Darwen, BB3 0RN

£795 pcm

A two bedroomed mid-terrace property situated in the ever popular Lower Darwen area close to all excellent local amenities and within easy reach of the M65 motorway. The accommodation briefly comprising lounge, dining room, kitchen, two first floor bedrooms and four-piece family bathroom. PVC double glazing and gas central heating are both installed and there is an enclosed yard to the rear. Viewing is highly recommended.



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ACCOMMODATION

LOUNGE

14' 8" x 12' 1" (4.47m x 3.68m) PVC double glazed window, radiator, real living flame gas fire, laminate flooring

DINING ROOM

14' 9" x 11' 3" (4.5m x 3.43m) Real living flame gas fire, radiator, PVC double glazed French doors leading to rear yard

KITCHEN

11' x 7' 1" (3.35m x 2.16m) Wall and base units, 1 and 1/2 stainless steel single drainer sink unit with mixer tap, PVC double glazed window, radiator, plumbed for washer, radiator

STAIRS TO FIRST FLOOR LANDING

BEDROOM ONE

14' 9" x 12' (4.5m x 3.66m) PVC double glazed window, radiator

BEDROOM TWO

10' 3" x 8' 10" (3.12m x 2.69m) PVC double glazed window, radiator

FOUR PIECE BATHROOM

Panelled bath, wash basin, WC, shower cubical, fully tiled, heated towel rail, PVC double glazed window

OUTSIDE

Enclosed rear yard

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 week's 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 month's 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 Band A
Local Authority
EPC Rating 56

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		