



PROCTORS

ESTATE AGENTS

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



102 Lynwood Avenue, Darwen

£895 pcm

A modernised garden fronted terrace property in this popular and convenient residential area in Darwen. The accommodation has a sitting room, living room/dining room, modern fitted kitchen, three bedrooms and a three piece bathroom. Gas central heating and PVC double glazing are both installed. It has been redecorated and is modern throughout and would make an ideal family home. There is an enclosed yard to the rear. Viewing is recommended.



102 Lynwood Avenue, Darwen

LOCATION

From darwen town centre, turn right onto the A666 and follow it onto duckworth street until it turns onto blackburn road, past the turning for crown paints turn right onto lynwood avenue and the property is located on your left hand side

ACCOMMODATION

ENTRANCE VESITBULE

HALLWAY

SITTING ROOM

PVC window, radiator, laminate flooring

LIVING ROOM/DINING ROOM

PVC window, radiator, wall lights

KITCHEN

Fitted wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit, four ring electric hob, built in oven, extractor hood, plumbed for automatic washing machine, tiled splash-backs, PVC double-glazed window, exterior door

FIRST FLOOR



Council Tax Band
Local Authority
EPC Rating

Band A
Blackburn with Darwen Borough Council
TBC

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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BEDROOM 1

PVC double-glazed window, radiator



BEDROOM 2

PVC double-glazed window, radiator



BEDROOM 3

PVC double-glazed window, radiator

BATHROOM SUITE

Panelled bath with shower over, pedestal wash hand basin, low level WC, heated towel rail



OUTSIDE

small garden fronted, rear yard



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



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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 be occupying the property.



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