



PROCTORS

ESTATE AGENTS

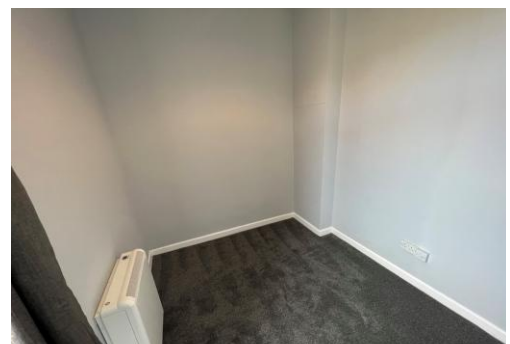
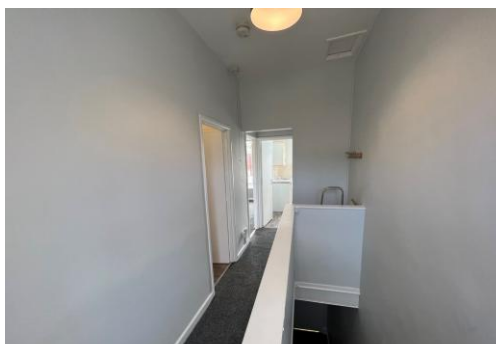
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42b Hollins Grove Street, Darwen

£495 pcm

A well-presented first floor flat in this convenient residential area close to all amenities on Blackburn Road. The accommodation provides a lounge, fully fitted kitchen, one bedroom and a three-piece bathroom with shower. It has electric heating and PVC double glazing. Viewing highly recommended.



42b Hollins Grove Street, Darwen

FIRST FLOOR APARTMENT

LANDING

LOUNGE

13' 10" x 9' 11" (4.22m x 3.02m) PVC double glazed window, storage heater

KITCHEN

10' 8" x 5' 5" (3.25m x 1.65m) Wall and floor fitted units, built in oven, hob and extractor fan, stainless steel single sink and drainer unit, PVC double glazed window, storage heater.

BEDROOM

10' 1" x 7' 7" (3.07m x 2.31m) Storage heater, PVC double glazed window

BATHROOM

Three piece panelled bath with shower screen, wash basin, w.c. airing cupboard



PLEASE NOTE

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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