

Claves.



£85,000

Alpha Street, Darwen.BB3 2BX

# 9 Alpha Street, Darwen, Lancashire, BB3 2BX

A recently updated stone mid terraced house situated with local amenities, schools and Darwen town centre all within walking distance. The property would suit FTB's with no upward chain and ready to walk into accommodation. Briefly comprises, Entrance Vestibule, Hallway, Lounge, New Fitted Dining Kitchen, First Floor, Three Bedrooms, Three Piece Bathroom, Yard to the rear. Early viewing highly recommended.

## Entrance Vestibule

### Hall

Stairs lead to the first floor

### Lounge

12'3" x 10'5" (3.73m x 3.18m)

Pvc double glazed window

### Dining Kitchen

12'2" x 12'2" (3.71m x 3.71m)

New fitted white wall and floor units including built in oven, four plate gas hob with extractor hood above, single drainer sink unit, complimentary worktops, new Pvc double glazed window, storage area under the stairs.

### First Floor

Landing

### Bedroom One

13'6" x 9'1" (4.11m x 2.77m)

Pvc double glazed window

### Bedroom Two

Pvc double glazed window

### Bedroom Three

12'4 x 5'6"

## Three Piece Bathroom

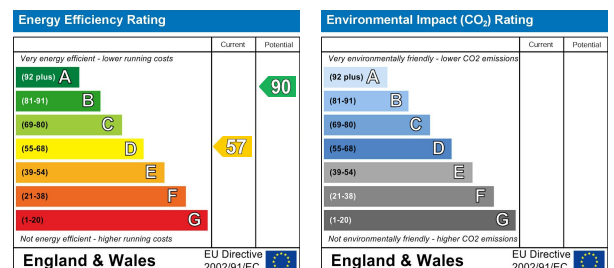
Modern white suite comprising of panelled bath with shower attachment above, pedestal wash basin, low level w.c, acrylic panelled elevations, Xplair.

## Outside

Rear Yard

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1/2 times the monthly rent, the first months rent in advance and an administration fee.



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### Claves.

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