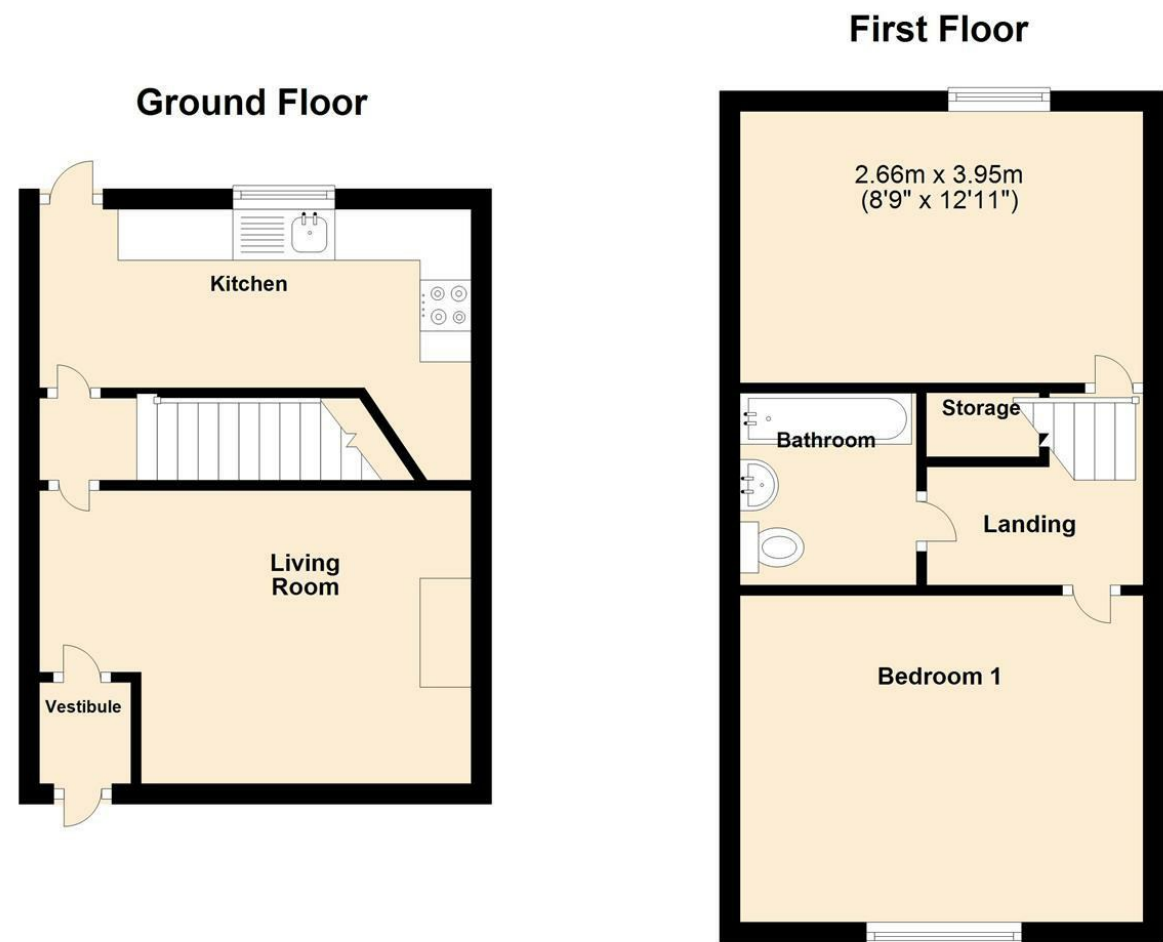




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Kay Street, Darwen, BB3 3EL

£695 Per Month

TWO BEDROOM TERRACE, PREFECT RENTAL HOME

Keenans are delighted to bring this bright two bedroom home to the rental market. Located in the heart of Darwen, this property is well located for accessing all local amenities as well as well regarded schools and popular commuter routes like bus links to Blackburn and Bolton as well as the M61 to Manchester. The property boasts two bright bedrooms, spacious living room, a fitted kitchen area and a three piece bathroom suite. This property is perfect for a couple or small family.

The property comprises briefly: entrance into the vestibule. The vestibule has a door providing access into the living room. The living room has a door providing access to a small inner hall which has stairs leading to the first floor landing and a door providing access into the kitchen. The kitchen has a door providing access to the rear, enclosed yard. From the first floor landing, there are doors providing access to two bright bedrooms and a three piece bathroom suite. Externally the property boasts a rear, enclosed, paved yard with access to an outbuilding and a gate to a shared access road.

For any further information, or to arrange any viewings, please contact our Lettings team at your earliest convenience.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Kay Street, Darwen, BB3 3EL

£695 Per Month

 2  1  1  C

- Perfect First Home
 - Close to Schools
 - Well Presented
- Nearby Public Transport
 - Fitted Kitchen
 - Close To Town Centre
- Well Located
 - Yard Area
 - Two Bedroomed

Ground Floor

Vestibule
3'03 x 2'11 (0.99m x 0.89m)
Hardwood single glazed door to living room.

Living Room
13'10 x 9'05 (4.22m x 2.87m)
Central heating radiator, UPVC double glazed window, coving, television point, electric heater with wood surrounds, laminate flooring, small inner hall, stairs to first floor, access to kitchen.

Kitchen
13'01 x 8'04 (3.99m x 2.54m)
Central heating radiator, UPVC double glazed window, gloss wall and base units, laminate worktops, stainless steel sink with drainer and mixer tap, Logik oven, four ring gas hob, extractor hood, plumbing for dishwasher, boiler and extractor fan, part tiled elevations, tiled floor, UPVC double glazed french door to rear yard

First Floor

Landing
6'09 x 3'03 (2.06m x 0.99m)
Access to attic, doors to storage, bathroom and two bedrooms.

Bedroom One
12'11 x 8'09 (3.94m x 2.67m)
Central heating radiator, UPVC double glazed window.

Bedroom Two
12'11 x 10'06 (3.94m x 3.20m)
Central heating radiator, UPVC double glazed window.

Bathroom
6'02 x 5'08 (1.88m x 1.73m)
Low base wash basin with traditional taps, panel bath with mixer tap and shower head, extractor fan, part tiled elevations, laminate flooring.



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