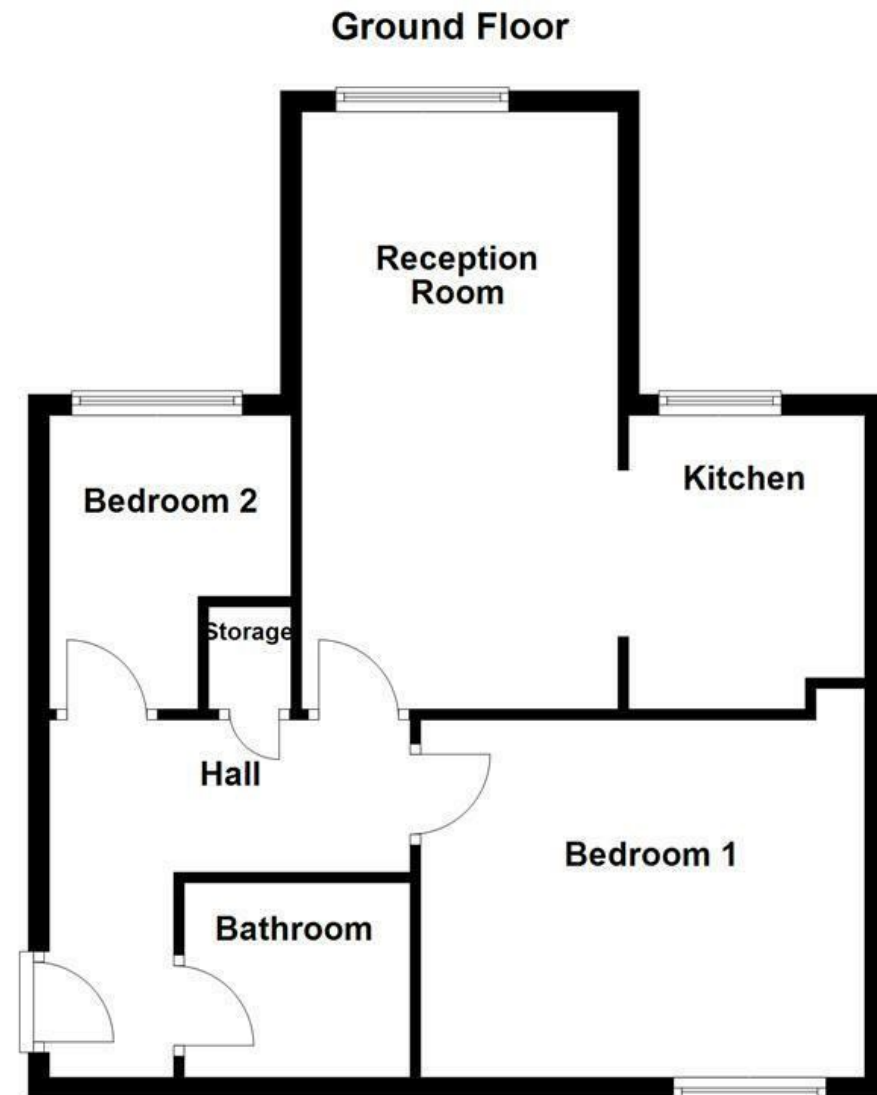




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Beckett Court, Darwen, BB3 3BE

£650

A TWO BEDROOM FIRST FLOOR APARTMENT WITH ALLOCATED PARKING

Keenans welcome to the rental market this well maintained first floor apartment situated in a highly convenient location. comprising of two bedrooms, great size lounge with open kitchen and family bathroom. There is a intercom system to gain access to the main entrance for added security purposes and the property comes with allocated parking space on a private car park.

Its well positioned, located within one mile of Darwen town centre and within walking distance of local shops and stores. There is easy access to major transport links including train and bus stations and easy access to the M65 Motorway network. As well as Bolton/Bury/Manchester all within commutable distance.

To book a viewing or for further information please contact our Lettings team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Beckett Court, Darwen, BB3 3BE

£650

 **2**  **1**  **1**  **C**

- Spacious Living Room
 - Modern Kitchen And Three Piece Bathroom Suite
 - Well Maintained Throughout
- Allocated Parking
 - Council Tax Band A
 - Close Proximity to Local Amenities
- First Floor Apartment
 - Two Bedrooms
 - Excellent Commuter and Transport Links

Main Entrance

Main Entrance door with intercom security system into communal hall and stairs to all floors.

Entrance

Hardwood door into hall.

Hall

4'9 x 3'11 (1.45m x 1.19m)

Doors to reception room, two bedrooms, bathroom and storage cupboard.

Reception Room

18'8 x 9'10 (5.69m x 3.00m)

UPVC double glazed window, central heating radiator and open access to kitchen.

Kitchen

9'2 x 7'5 (2.79m x 2.26m)

UPVC double glazed window. a range of wall and base units with complementary work surfaces, four ring gas hob, electric oven and extractor hood over, stainless steel sink with drainer and mixer tap, tiled splash backs, space and plumbing for washing machine, space for fridge freezer and tiled effect vinyl flooring.

Bedroom One

13'11 x 11'2 (4.24m x 3.40m)

UPVC double glazed window and central heating radiator.

Bedroom Two

9'10 x 7'7 (3.00m x 2.31m)

UPVC double glazed window and central heating radiator.

Bathroom

7'1 x 6'1 (2.16m x 1.85m)

Central heating radiator, panel bath with direct feed shower over, glass shower screen, partially tiled elevations, pedestal wash basin, dual flush W.C, extractor fan and tile effect vinyl flooring.

External

Allocated car parking for one vehicle and secure bin storage.

Agents Notes

Council Tax Band A and EPC Rating C.



Tel: 01282507250

www.keenans-estateagents.co.uk