

# DUFFIN'S

ESTATE AGENTS



## Sandringham Road, Darwen, BB3 0BL

### £450 Per month

Duffin's Estate Agents are delighted to present a room for rent in a shared property located on Sandringham Road in Darwen. This generously sized room comes fully furnished, featuring new carpets and contemporary decor.

The house is shared with three other residents, providing ample space and convenient on-street parking. Residents will benefit from a modern shower room equipped with sinks and toilets, as well as sufficient storage for towels. The kitchen is fully stocked with all necessary appliances, allowing for a seamless move-in experience.

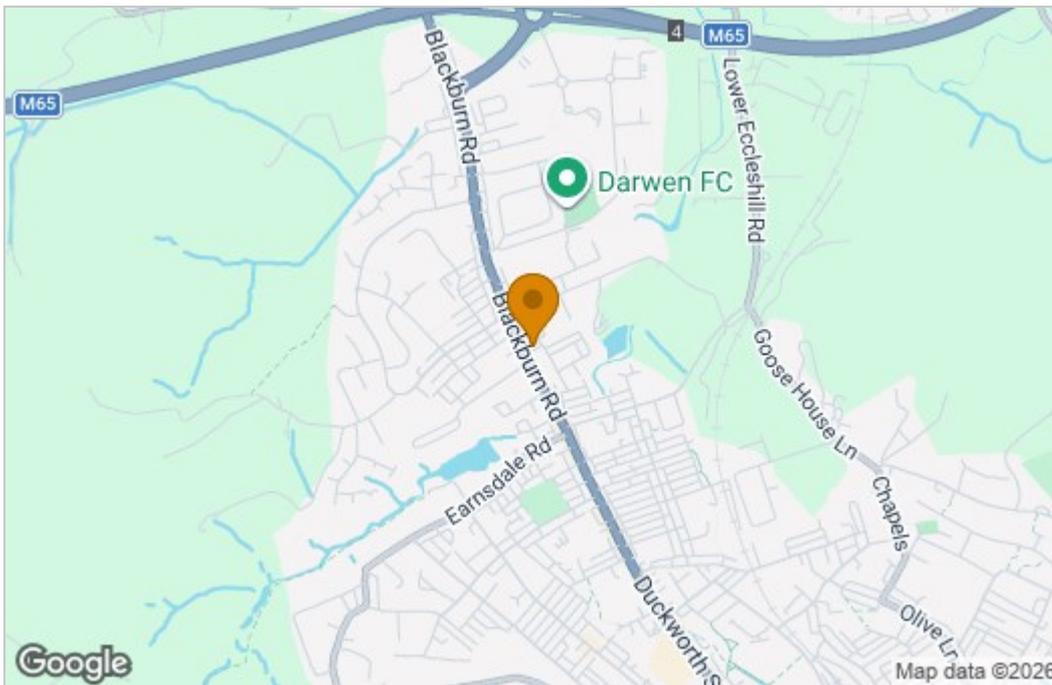
All domestic bills, including gas, electricity, council tax, and water rates, are included in the rent. A cleaner will regularly attend to the property to uphold cleanliness in communal areas such as the kitchen and bathroom, although she will not enter individual rooms or handle personal dishes. She will monitor the fridge and freezer for expired items and dispose of them as needed.

For added peace of mind, we offer a 24/7 Tenant Support Line for maintenance issues, ensuring that any necessary repairs are addressed promptly and efficiently. Sandringham Road is situated in a desirable residential area, conveniently close to local shops, amenities, and main bus routes, with easy access to the M65 motorway and Darwen Town Centre and Railway Station just minutes away.

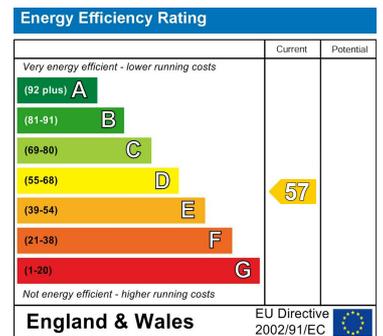


# Floor Plan

## Area Map



## Energy Efficiency Graph



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.

334 Bolton Road, Blackburn, BB2 4HY

Tel: 01254 691352 Email: [enquiries@duffinsestateagents.co.uk](mailto:enquiries@duffinsestateagents.co.uk) <https://www.duffinsestateagents.co.uk/>