



## 19 Wyre Crescent, Darwen

£925 pcm

An immaculate semidetached house providing family size accommodation. Briefly comprises; entrance hall, lounge, dining room, a fully fitted kitchen, three bedrooms and a three-piece bathroom with shower. The property also benefits from gas central heating and PVC double-glazing. Garden areas to the front and rear with a driveway leading to a garage. Situated in this convenient location for good access to local amenities nearby including Darwen Golf Club, local bus routes into both Darwen and Blackburn town centres, easy access junction 4 M65 and walking distance to highly rated schools. **MINIMUM 12 MONTH CONTRACT!**





# 19 Wyre Crescent, Darwen

## LOCATION

From Darwen town centre leave on Blackburn Road, turn left onto Lynwood Avenue, continue to the top and onto Birch Hall Avenue. Turn left on to Duddon Avenue, then right onto Wyre Crescent and the property is on the right hand side.

## ACCOMMODATION

### ENTRANCE HALL

Radiator, new front door and PVC double-glazed window, understairs storage cupboard, open staircase with chrome spindled balustrade

### LOUNGE

12' 9" x 10' 8" (3.89m x 3.25m) PVC double-glazed window, radiator, open to;

### DINING ROOM

10' 10" x 9' 3" (3.3m x 2.82m) PVC double-glazed window, radiator

### FULLY FITTED KITCHEN

10' 9" x 7' 2" (3.28m x 2.18m) Wall and floor units including drawers, built in oven, gas hob, extractor, stainless steel single drainer sink unit, gas fired central heating boiler unit, two PVC double-glazed windows and door

### FIRST FLOOR

Landing, built in cupboard, PVC double-glazed window, radiator

### BEDROOM 1

12' 10" x 10' 5" (3.91m x 3.18m) Fitted wardrobes, PVC double-glazed window, radiator

### BEDROOM 2

10' 9" x 8' 6" (3.28m x 2.59m) PVC double-glazed window good outlooks), radiator

### BEDROOM 3

6' 8" x 6' 2" (2.03m x 1.88m) PVC double-glazed window, radiator

### THREE PIECE BATHROOM

Panelled bath with shower and screen, wash hand basin, low-level W.C, chrome heated towel rail/radiator, PVC double-glazed window, mirrored cabinet



Council Tax Band  
Local Authority  
EPC Rating

Band B  
Blackburn with Darwen Borough Council  
D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential tenants are advised to recheck the measurements.

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### OUTSIDE

Gardens to the front and rear driveway leading to:

### GARAGE

15' 6" x 8' 0" (4.72m x 2.44m) Electric up and over door, PVC double-glazed window and door



### PLEASE NOTE

This property is offered on a 12-months minimum contract period. We require 1 month's rent as deposit and 1 month's rent in advance. On application we will require one week's 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 month's 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 be occupying the property.



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