



# PROCTORS

ESTATE AGENTS

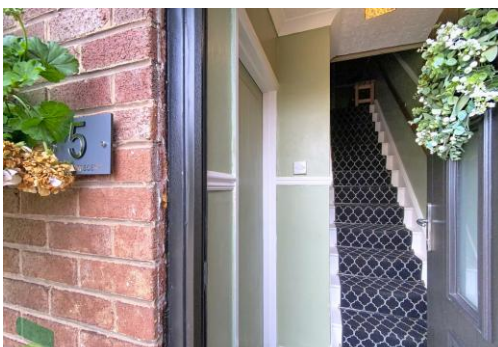
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## 5 Wyre Crescent, Darwen

Offers in the Region of £135,000

A mature town house situated in this established residential area close to primary schools, secondary schools and all amenities at Lynwood A666 along with access to M65 J4. The accommodation briefly comprises; entrance hall, living room with wood burning stove and feature brick wall, a dining kitchen with freestanding units, first floor, two double bedrooms and a family bathroom. The first floor landing has a staircase giving access to a large attic. The property also benefits from gas central heating, PVC double-glazed windows and a new roof approximately 5 years ago. To the front there is a driveway and to the rear there is a generous size enclosed garden with a very useful covered entertaining area. Its convenient location gives not only good access to local amenities it has Darwen Golf Club close by, local bus routes into both Darwen and Blackburn town centers.





# 5 Wyre Crescent, Darwen

## LOCATION

From Darwen town centre leave along Blackburn Road (A666), turn left onto Lynwood Avenue, continue a head into Duddon Avenue towards the Golf Club, right into Wyre Crescent, follow the road round and the property is on the right hand side.

## TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor.

## ACCOMMODATION

### HALLWAY

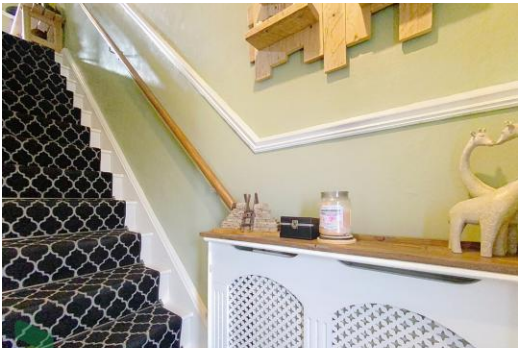
Composite front door with double-glazed units, radiator, staircase to first floor

### LIVING ROOM

13' 3" x 12' 9" (4.04m x 3.89m) PVC double-glazed window, brick inset with wood burning stove, wood mantle, feature exposed brick wall, radiator, glazed double doors to;

### DINING KITCHEN

16' 3" x 9' 6" (4.95m x 2.9m) Free-standing units and shelving, wood worktops, butler style sink, five ring gas hob, built in under oven, extractor hood, plumbed for dishwasher, plumbed for automatic washing machine, wall mounted gas fired central heating boiler unit, radiator, under stairs storage cupboard



Tenure  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
Band A  
Blackburn with Darwen Borough Council  
TBC

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 buyers are advised to recheck the measurements.

## 5 Wyre Crescent, Darwen

### FIRST FLOOR

Landing, built in cupboard, recessed storage, staircase to attic



### BEDROOM 1

12' 1" x 11' 7" (3.68m x 3.53m) PVC double-glazed window, radiator, wood clad wall, exposed and treated wood floorboards



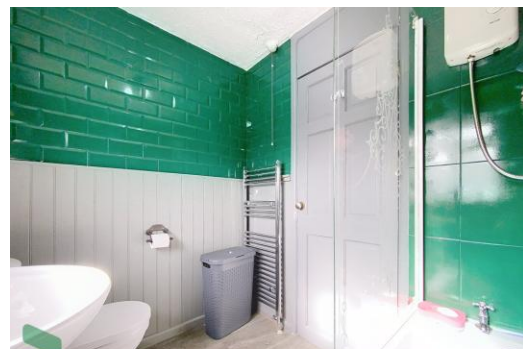
### BEDROOM 2

10' 8" x 9' 5" (3.25m x 2.87m) PVC double-glazed window, radiator, feature wood clad wall, fitted floor to ceiling wardrobes, laminate flooring



### BATHROOM

Panelled bath with shower and screen over, pedestal wash hand basin, low level WC, heated towel rail, part tiled walls, part panelled walls, shelving, PVC double-glazed window



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ATTIC ROOM

18' 2" x 11' 7" (5.54m x 3.53m) Measurements approximate. Two double-glazed roof windows

OUTSIDE

Tow car driveway to the front and an enclosed generous size garden to the rear with timber fencing, flowerbeds, lawn area, decked patio, large covered entraining area, wood store, water tap



PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.

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