PROCTORS
ESTATE AGENTS

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5 Crosby Close, Off Watery Lane, Darwen

Reduced to Offers over £170,000, Chain free!

A mature semi-detached house constructed in 1970's and situated in this highly sought after and well established residential cul de sac in the Whitehall area of town. The living accommodation briefly comprises; entrance porch, hallway, spacious lounge open through to a dining kitchen and with patio doors giving access to the rear garden The first floor has three bedrooms (two are doubles and the third one is a box room) and a three-piece shower room. Benefits from gas central heating and PVC double-glazed windows. Externally there are gardens to the front and rear along with a long driveway to a single garage. The realistic asking price reflects the need for cosmetic improvements. Viewing recommended for buyers who are looking to put their own personality on a property.







5 Crosby Close, Darwen

LOCATION
From Darwen town centre leave on Bolton Road, continue for approximately one mile, turn left into Knowlesly Road, continue ahead, turn left onto Waterfield Avenue, left into Crosby Close and the property is on the right hand side of the cul de sac.



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

ACCOMMODATION



ENTRANCE PORCH
PVC front door, tiled floor, part glazed door through to;

HALLWAY
Radiator, staircase to first floor, under stairs storage cupboard



LIVING ROOM
13' 9" x 10' 52" (4.19m x 4.37m) PVC double-glazed window, feature fireplace, living flame gas fire, radiator, laminate flooring, open through to;



FITTED DINING KITCHEN
16' 51" x 8' 29" (6.17m x 3.18m) Fitted wall and floor units including drawers, glass display unit, stainless steel four ring gas hob, built in oven, extractor hood, tiled splashbacks, tiled floor, radiator, PVC double-glazed sliding door to rear garden



Tenure	Freehold
Ground Rent	n/a
Council Tax Band	Band B
Local Authority	Blackburn with Darwen Borough Council
EPC Rating	D

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.

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FIRST FLOOR
Landing, loft hatch, PVC double-glazed window



BEDROOM1
11' 08" x 9' 71" (3.56m x 4.55m) PVC double-glazed window, radiator



BEDROOOM 2
10' 98" x 10' (5.54m x 3.05m) PVC double-glazed window, radiator



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BEDROOM 3
8' 1" x 6' 66" (2.46m x 3.51m) PVC double-glazed window, radiator





SHOWER ROOM
Glazed walk in shower unit, wall hung wash hand basin with mixer tap and drawer below, part tiled walls, heated towel rail, acrylic panelled ceiling with spotlighting, PVC double-glazed window



OUTSIDE
Gardens to the front and rear including mature shrubs, patio and a driveway to the side leading to;

SINGLE GARAGE
Up and over door



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.

COMPLIANCE
Agents are required by law to conduct anti-money laundering checks on all those renting or buying a property. The cost of these checks is £20 per check. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office proceeding with checks.



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