



# PROCTORS

ESTATE AGENTS

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## 22 Wyre Crescent, Darwen

**£195,000 Chain Free!**

A very attractive and much improved semi-detached house situated in this very popular and convenient residential area close to Darwen Golf Club and convenient for two local primary schools, a secondary school and easy access to the M65. The well-presented living accommodation has the benefit of a lounge, a dining room, a fitted kitchen, three bedrooms (two with fitted wardrobes) and a three piece shower room. Gas central heating and PVC double-glazing are both installed. The property enjoys a clean external appearance and has been 'K rendered'. Externally there are low maintenance garden areas to the front and rear, a driveway to the side and a detached garage to the rear. Internal inspection is highly recommended.



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### TENURE

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

### ACCOMMODATION

#### ENTRANCE HALL

Radiator

#### LOUNGE

14' 4" x 12' 5" (4.37m x 3.78m) PVC double-glazed window, double radiator, living flame gas fire, fire surround, open to;

#### DINING ROOM

10' 3" x 8' 9" (3.12m x 2.67m) Radiator, PVC double-glazed patio doors, laminate flooring.

#### FITTED KITCHEN

11' 9" x 6' 5" (3.58m x 1.96m) Wall and floor units, stainless steel single drainer sink unit, plumber for automatic washing machine, PVC double-glazed window and door, radiator, understairs storage cupboard.

#### FIRST FLOOR

Landing, PVC double-glazed window, loft access

#### BEDROOM 1

12' 5" x 8' 7" (3.78m x 2.62m) Fitted wardrobes, PVC double-glazed window, radiator.



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
  
Band B  
Blackburn with Darwen  
C

Agents Note: Whilst every care has been taken to prepare these sales 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 buyers are advised to recheck the measurements.



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### BEDROOM 2

10' 5" x 8' 8" (3.18m x 2.64m) Fitted wardrobes, PVC double-glazed window, radiator.



### BEDROOM 3

9' 4" x 6' 7" (2.84m x 2.01m) Radiator, boiler cupboard (housing gas fired central heating boiler unit).



### THREE PIECE SHOWER ROOM

Walk in shower, wash hand basin, W/C, radiator, fully tiled walls.



### OUTSIDE

Gardens front and rear, driveway to the side and a detached garage.



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### 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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