



PROCTORS

ESTATE AGENTS

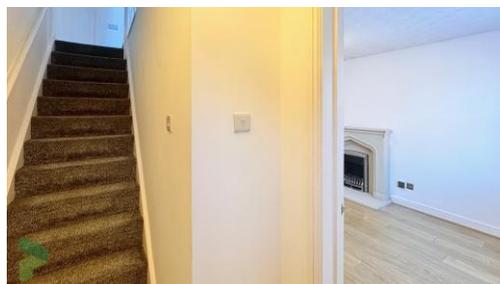
238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
Email. darwen@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



5 Leeward Close, Lower Darwen, BB3 0SD

£195,000

A very attractive, modern semi-detached house, enjoying a cul-de-sac location at this popular and convenient residential development of Oakenhurst Farm, close to Junction 4 of M65. The accommodation has a lounge, a fully fitted dining kitchen, large conservatory, three bedrooms (all with fitted wardrobes) and a three-piece bathroom with shower. It has gas central heating and PVC double glazing. Externally, there are gardens to the front and rear, with a driveway to the side. Viewing 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

PVC front door

LOUNGE

16'4 x 10'6 Electric fire in fire surround, PVC double glazed window, radiator, attractive flooring

FULLY FITTED DINING KITCHEN

13' 11" x 8' 8" (4.24m x 2.64m) Full range of fitted units including drawers, single drainer sink unit, built in oven, gas hob, extractor, PVC double glazed window, cupboard understairs, tiled flooring, patio doors to;

CONSERVATORY

11' 9" x 9' 2" (3.58m x 2.79m) PVC double glazed window & french doors, radiator, attractive flooring

BEDROOM ONE

14' 0" x 9' 8" (4.27m x 2.95m) Full range of fitted wardrobes, PVC double glazed window, radiator

BEDROOM TWO

9' 1" x 7' 8" (2.77m x 2.34m) Fitted wardrobes, PVC double glazed window, radiator

BEDROOM THREE

9' 1" x 6' 0" (2.77m x 1.83m) Fitted wardrobes, PVC double glazed window, radiator

THREE-PIECE BATHROOM

Panelled bath with shower over, wash basin, WC, fully tiled walls, radiator, PVC double glazed window

OUTSIDE

Garden areas to the front & rear, driveway to the side with parking for two cars



Tenure	Freehold
Ground Rent	
Council Tax Band	Band B
Local Authority	
EPC Rating	69c

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

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		