



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Schofield Street, Darwen, BB3 1NR

£140,000

AN EXCEPTIONAL MID TERRACED PROPERTY

Having been presented and maintained to the highest standard throughout with immaculate presentation, spacious rooms and modern fixtures and fittings, this exceptional two double bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Darwen on a quiet cul de sac. With a stunning open plan kitchen diner, neutral decoration and stylish interior, this property is the perfect home for any small family or couple truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Bolton and major motorway links.

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room leads on to an inner hallway which guides you through to an open plan kitchen diner and staircase to the first floor. The kitchen diner boasts modern wall and base units, integrated appliances and leads out to the rear through patio doors. The first floor comprises of doors on to two bedrooms and a modern three-piece bathroom. Externally there is an enclosed yard to the rear with paving, artificial lawn and bedding areas.

For further information or to arrange a viewing please contact our Blackburn team at your earliest convenience.

Schofield Street, Darwen, BB3 1NR

£140,000



- Tenure Leasehold
- On Street Parking
- Stylish Open Plan Kitchen/Dining Area Leading Out To The Rear Through Patio Doors
- Council Tax Band A
- Spacious Two Double Bedroom Mid Terraced Property With Viewing Essential On A Quiet Cul-de-Sac
- Modern Three Piece Bathroom Suite
- EPC Rating C
- Ideal Home For A Couple Or Small Family Ready To Move Into
- Enclosed Rear Yard With Artificial Lawn And Bedding Areas

Ground Floor

Entrance

Composite double glazed front door to vestibule.

Vestibule

3'3 x 3' (0.99m x 0.91m)

Coving, dado rail, meter cupboard, tiled elevation, wood effect laminate flooring and door to reception room.

Reception Room

14'1 x 12'11 (4.29m x 3.94m)

UPVC double glazed window, central heating radiator, coving, picture rail, gas fire with granite effect hearth and surround, television point, wood effect laminate flooring and hard wood single glazed door to inner hall.

Inner Hall

2'8 x 2'8 (0.81m x 0.81m)

Smoke alarm, wood effect laminate flooring, open to kitchen/dining area and stairs to first floor.

Kitchen/Dining Area

20'10 x 12'11 (6.35m x 3.94m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units, wood effect surface, tiled splash back, stainless steel sink and drainer with high spout mixer tap, two door range oven with five ring gas hob and integrated extractor hood, space for fridge freezer, integrated washing machine and dryer, coving, spotlights, Worcester boiler, under unit lighting, breakfast bar, under stairs storage, wood effect laminate flooring and UPVC double glazed patio doors to rear.

First Floor

Landing

6'6 x 6'6 (1.98m x 1.98m)

Loft access, doors to two bedrooms and bathroom.

Bedroom One

12'11 x 10'4 (3.94m x 3.15m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobe and wood effect laminate flooring.

Bedroom Two

12'11 x 10'2 (3.94m x 3.10m)

Two UPVC double glazed windows, central heating radiator, coving, loft access and dado rail.

Bathroom

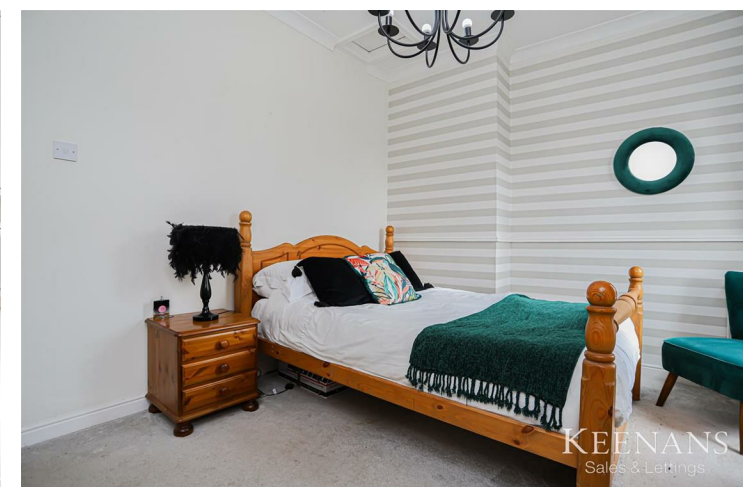
6'6 x 5'9 (1.98m x 1.75m)

Central heating towel rail, three piece suite, P shaped panel bath with mixer tap and rinse head, dual flush WC, wall mounted wash basin with mixer tap, tiled elevation, coving, spotlights and tiled flooring.

External

Rear

Enclosed yard to rear.



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