



# PROCTORS

ESTATE AGENTS

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**11 Schofield Street, Darwen**

**Reduced to Offers Over £135,000**

Internal inspection is highly recommended to fully appreciate this mid terrace house situated on this established cul de sac street, in this much sought after residential area close to Avondale primary school and Sunnyhurst Woods. The living accommodation is arranged over two floors and briefly comprises; entrance vestibule, living room, dining room, fitted kitchen (approximately 5 years old), first floor, two generous size bedrooms and a three-piece bathroom with shower. Benefits from gas central heating (boiler new February 2026) and PVC double-glazed windows. Externally there is an 'L' shaped rear yard. In our opinion this is an excellent first time buy or rental investment.



# 11 Schofield Street, Darwen

## TENURE

To be advised

## LOCATION

From Darwen town centre leave on Duckworth Street, continue into Blackburn Road and turn left into Bright Street, turn right onto Durham Road, then right into Schofield Street and the property is on the right hand side.

## ACCOMMODATION

### ENTRANCE VESTIBULE

Composite front door with double-glazed unit, coving to ceiling, interior door through to;

### LIVING ROOM

12' 9" x 12' 3" (3.89m x 3.73m) Measurements into recess. PVC double-glazed window, inset living flame gas fire, radiator, wall lights, laminate flooring, coving to ceiling

### DINING ROOM

13' 2" x 12' 9" (4.01m x 3.89m) Laminate flooring, radiator, under stairs storage cupboard

### FITTED KITCHEN (APPROXIMATELY 5 YEARS OLD)

12' 01" x 8' 24" (3.68m x 3.05m) Fitted white wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit with mixer tap, gas point for cooker, extractor, plumbed for automatic washing machine, space for a tumble dryer, space for fridge-freezer, radiator, PVC double-glazed window, PVC exterior door (to rear yard)

### FIRST FLOOR

Landing, wall light, loft access via drop-down ladder

### BEDROOM 1

13' 04" x 12' 2" (4.06m x 3.71m) Measurements into recess. PVC double-glazed window, radiator, dado rail

### BATHROOM

Panelled bath with shower over, pedestal wash hand basin, low level WC, radiator, extractor, tiled splash-backs

### BEDROOM 2

12' 95" x 9' 65" (6.07m x 4.39m) PVC double-glazed window, radiator, built in cupboard (houses gas fired central heating boiler unit, new Feb 2026)



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

To be advised  
  
Band A  
Blackburn with Darwen Borough Council  
D

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.

## 11 Schofield Street, Darwen

### OUTSIDE

To the rear there is an 'L' shaped enclosed yard

### 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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