

DUFFIN'S

ESTATE AGENTS



Broken Stone Road, Blackburn, BB3 0LL

£328,995

Appealing to families needing additional space, with an integral garage and room for a home study or nursery in one of the bedrooms.

The welcoming hallway leads you to a bright, spacious lounge for you to gather for a relaxed family evening or spend the night with friends. The modern kitchen is fitted with energy efficient fixtures and has a dining area for sit down meals, complete with French doors opening to the garden, making this a socialising hot spot for the weekends.

Upstairs are 3 generous double sized bedrooms. The main bedroom is complete with an en-suite and walk in wardrobe. A smaller fourth bedroom is an ideal size for a home office or maybe a TV/games room. The remainder of the rooms would suit space for your family or overnight guests, if needed.

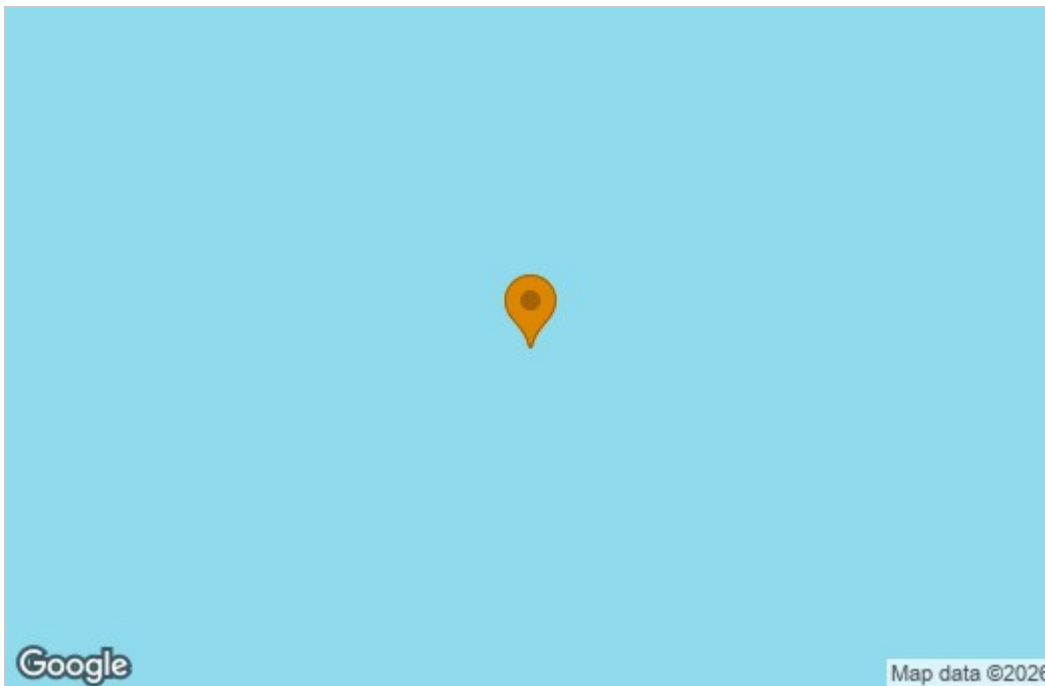
Outside, the cars are catered for thanks to the integral garage with driveway and sustainable features have been incorporated within the design of this home.

Lounge 3.84m x 4.53m 12' 7" x 14' 11"
Kitchen Dining 5.39m x 2.86m 17' 8" x 9' 5"
Bedroom 1 3.84m x 3.10m 12' 7" x 10' 2"


Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.

334 Bolton Road, Blackburn, Lancashire, BB2 4HY

Tel: 01254 691352 Email: enquiries@duffinsestateagents.co.uk <https://www.duffinsestateagents.co.uk/>