

DUFFIN'S

ESTATE AGENTS



Broken Stone Road, Blackburn, BB3 0LL

£363,995

A spacious family home with a study, large kitchen/diner and lounge, making this home ideal for practical family living.

The Manford is a spacious and stylish home designed for families who want room to enjoy life now and flexibility for the future. Blending traditional proportions with modern living, it offers a calm, considered layout that supports both sociable moments and everyday privacy.

The entrance leads through to generous living spaces, including a living room ideal for relaxing or entertaining and a versatile study or playroom that can easily adapt to home working or hobbies. The well-planned layout allows you to enjoy dedicated spaces for work, rest and leisure. A large kitchen/diner at the rear is the perfect hosting spot, with French doors and a connection into the lounge meaning you can open up or close off as separate rooms.

Upstairs, well-proportioned bedrooms create peaceful retreats, offering flexibility for guests, dressing space or future plans, while thoughtful storage helps keep the home feeling organised and clutter-free.

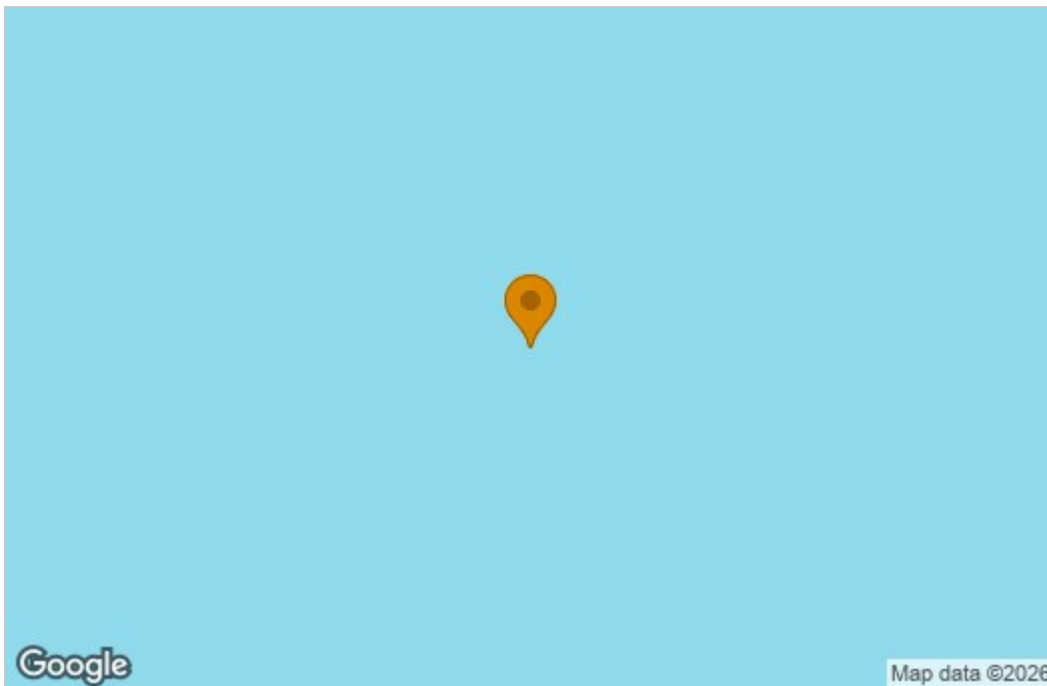
Bright, flexible and beautifully balanced, the Manford is ideal for couples seeking space, comfort and a home that reflects how they want to live.

Lounge 3.88m x 4.74m 12' 9" x 15' 7"


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 	

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