



## Broken Stone Road, Blackburn, BB3 0LL

**£327,995**

This dual front home has a stone finish to the exterior and benefits from a long lounge and kitchen/diner plus useful utility room.

The Trusdale makes a great home for families, with spaces created for resting and socialising. The hall has handy under stairs storage and divides both reception rooms. The kitchen to one side has a breakfast bar and dining space so you can have both formal and more casual seating arrangements and the utility adding convenience. The lounge on the other side of the hallway has French doors to the garden and ample space to place a couple of generous, comfy sofas.

Upstairs are two double and two good sized smaller bedrooms giving everyone their own space. If you're looking for flexibility, you could turn one of these smaller rooms into a playroom or home office. The main bedroom is also enhanced by a private en-suite shower room so you can get ready in peace in a morning.

A detached garage and driveway keeps your vehicles off the road and the home is complete with solar panels, electric car charging and triple glazing

Lounge 3.46m x 6.09m 11' 4" x 20' 0"

Kitchen Dining 3.58m x 6.09m 11' 9" x 20' 0"



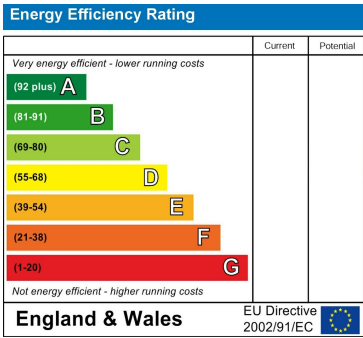
Floor Plan



Area Map



Energy Efficiency Graph



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