

DUFFIN'S

ESTATE AGENTS



Broken Stone Road, Blackburn, BB3 0LL

£365,995

This family home benefits from a dedicated study, connecting doors from the living room to the kitchen and a detached garage.

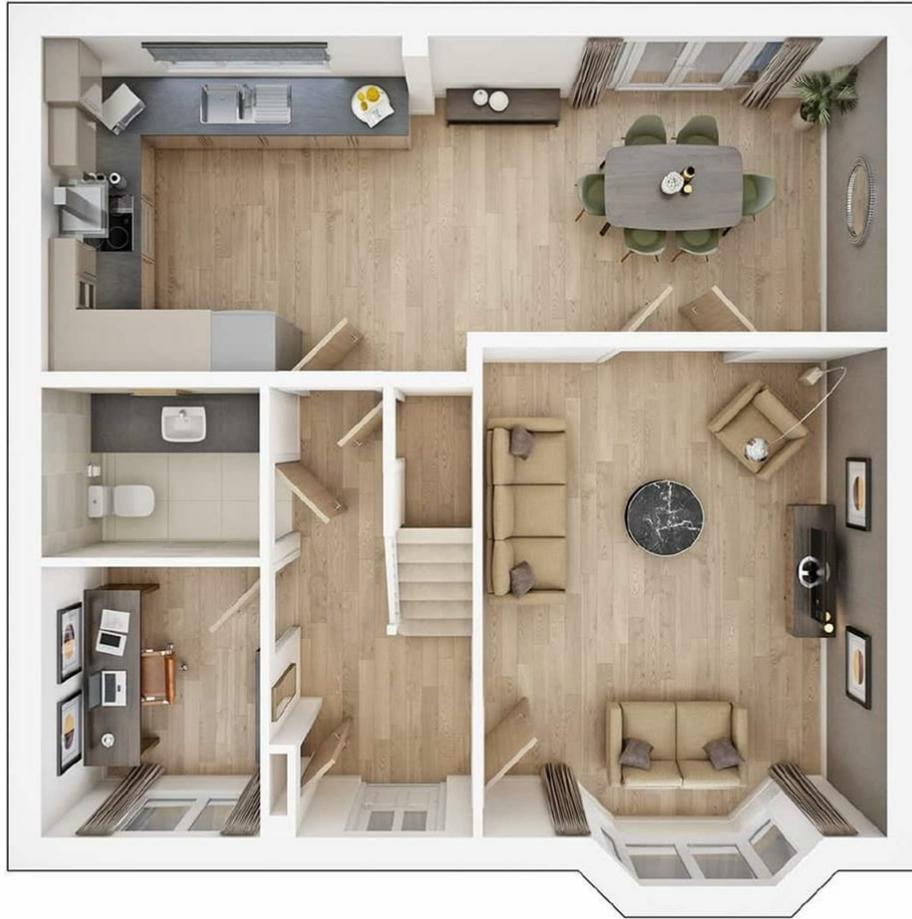
The spacious layout in this home provides a home perfect for relaxing, working and entertaining. The downstairs is perfect for socialising and entertaining and features connecting doors between the lounge and the expansive kitchen/diner, where triple glazed French doors open out to your south west facing garden.

An additional reception room at the front is designed to be a study, but can be adapted to suit your needs, so whether you use this as a room for the children to play or have their games and TV set up.

Each bedroom will comfortably fit a double bed, so you have plenty of space for your family or for guests to stay. Driveway parking and the single garage provide ample parking and the home is fitted with a range of modern and energy efficient features.

Lounge 3.88m x 4.74m 12' 9" x 15' 7"
Kitchen Dining 8.11m x 2.88m 26' 7" x 9' 6"
Study 2.10m x 2.65m 6'11" x 8'8"

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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