



Broken Stone Road, Blackburn, BB3 0LL

£319,995

Growing families will feel right at home in the spacious Trusdale, with a practical layout providing a relaxing living area and sociable kitchen/diner.

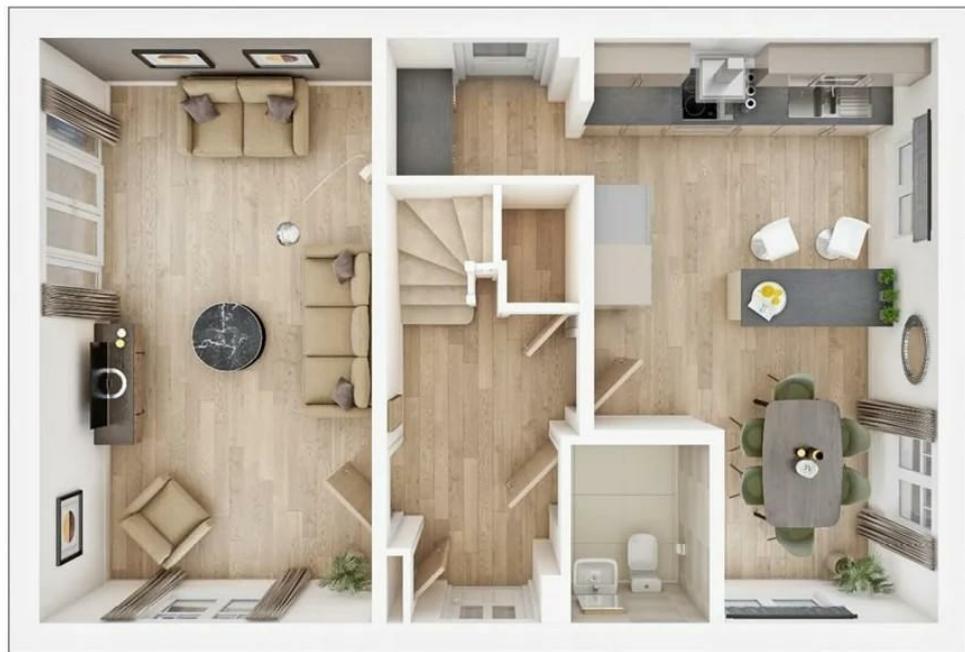
A handy utility area in the corner of the kitchen helps to keep washing out of sight and the dining area plus breakfast bar gives plenty of seating space.

The living room spans the width of the home and the French doors open out to a south facing garden, ready for those summer BBQs with your friends and family.

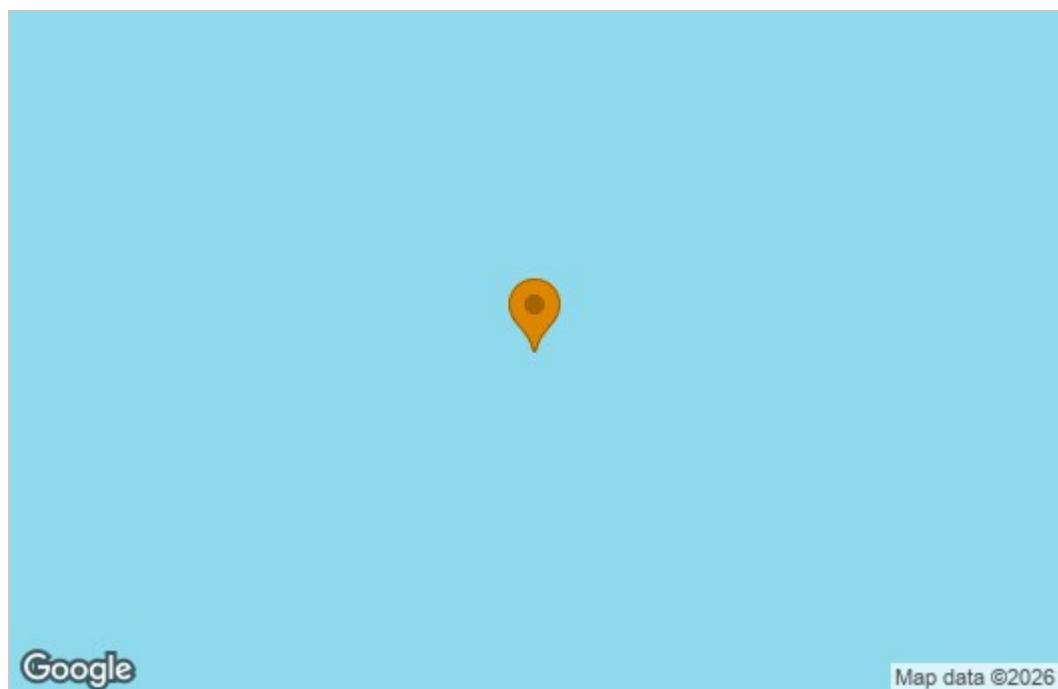
The two larger bedrooms would accommodate double beds and the main bedroom has its own en-suite, overlooking the rear garden. With 2 smaller yet well sized bedrooms, you have this additional space to use for guests, children's rooms or maybe turn one into a study or a snug. Estimated build completion September/October 2025

Lounge 3.46m x 6.09m 11' 4" x 20' 0"
Kitchen Dining 3.58m x 6.09m 11' 9" x 20' 0"
Bedroom 1 3.52m x 3.03m 11' 7" x 9' 11"

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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