

DUFFIN'S

ESTATE AGENTS



Broken Stone Road, Blackburn, BB3 0LL

£272,995

Those wishing for some additional space and flexible living would benefit from this home, with the impressive main bedroom on it's own floor.

This modern town house style home offers three floors of living spaces, perfect for family life. The living room is a welcoming space for relaxing, where you can curl up in front of the TV. The kitchen/diner is a great space for both formal and casual dining, whether as a family or with invited guests. There are also French doors from here which open to the south facing garden.

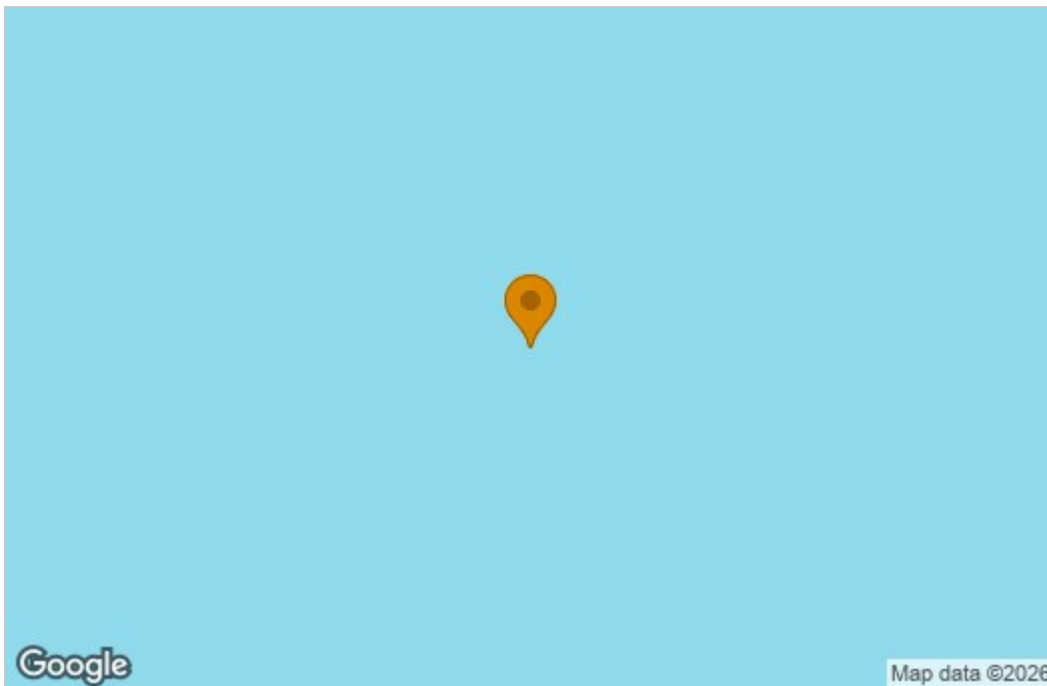
The middle floor offers a generous double bedroom and a third bedroom, which could also function as a workspace or playroom, offering the flexibility that modern living requires. The entire top floor boasts the spacious bedroom creating a peaceful sanctuary to escape to and is complete with an en-suite shower room.

Lounge 3.19m × 4.19m 10' 6" × 13' 9"
Kitchen Dining 4.25m × 3.43m 14' 0" × 11' 3"
Bedroom 2 4.25m × 2.82m 14' 0" × 9' 3"
Bedroom 3 2.15m × 3.59m 7' 1" × 11' 10"
Bedroom 1 3.16m × 5.56m 10' 4" × 18' 3"


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/>