



Broken Stone Road, Blackburn, BB3 0LL

£319,995

Crafted for growing families who value comfort, flexibility and style, this home offers a generous lounge perfect for cosy evenings and a contemporary open-plan kitchen/diner. French doors in here open onto the garden, making it an ideal home perfect for all-weather entertaining and everyday family life.

An understairs storage cupboard, cloakroom and good sized WC off the hallway adds some practicality to the home.

Upstairs you have three generous double bedrooms and a versatile fourth room - ideal as a nursery, office or dressing room - to cater to evolving family needs.

The addition of the integral garage could also offer flexible space for a gym, craft room or clutter-free storage and the downstairs cloakroom ensures convenience for guests.

Lounge 3.84m x 4.53m 12' 7" x 14' 11"
Kitchen Dining 5.39m x 2.86m 17' 8" x 9' 5"
Bedroom 1 3.84m x 3.10m 12' 7" x 10' 2"

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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