

# curtis law

## ESTATE AGENTS



### Broken Stone Road, Darwen

\*\*\* UP TO 5% DEPOSIT CONTRIBUTION - £21,299 \*\*\* FIVE BEDROOM DETACHED FAMILY HOME \*\*\*

This family home offers an abundance of space, catering not only to the needs of your family but also providing additional areas for socialising. The kitchen is equipped with a convenient utility area, an extra storage cupboard and adjoining dining area, ensuring everything stays neatly organised.

Both the kitchen and living room are adorned with French doors, inviting in an abundance of natural light from the south facing garden. The living room, boasting ample space for sofas, chairs and tables, provides the perfect canvas to craft your ideal relaxation zone. Additionally, a secondary reception room/dining room connected to the hallway is initially designed as a formal dining room, yet its versatility allows for alternative uses, perhaps transforming it into an office or separate TV room for the children.

Moving upstairs, the property indulges you with a total of five bedrooms, with 4 of them generously sized as doubles and two featuring en-suites. This arrangement not only accommodates your families needs but also offers versatile spaces for guests, a dressing room, a games room or designated play areas for children. The flexibility of the layout ensures the home adapts seamlessly to your lifestyle preferences.

- 2 En-Suite Shower Rooms
- Up to 5% deposit contribution / £21,299
- Summer 2024 move in
- Four Double Bedrooms
- South Facing Garden
- Freehold
- Large Family Home
- Solar Panels
- Estate management fee: £111.00

**Chain Free £419,995**

# Broken Stone Road, Darwen

## Lounge

12'9" x 17'3" (3.90 x 5.26)

Where given room dimensions are maximums,  $\pm 50\text{mm}$ , and include any fitted wardrobes or similar features

## Kitchen

18'8" x 10'9" (5.69 x 3.30)

Where given room dimensions are maximums,  $\pm 50\text{mm}$ , and include any fitted wardrobes or similar features

## Dining Room

10'0" x 10'5" (3.06 x 3.20)

Where given room dimensions are maximums,  $\pm 50\text{mm}$ , and include any fitted wardrobes or similar features

## Master Bedroom

14'11" x 12'5" (4.57 x 3.80)

Where given room dimensions are maximums,  $\pm 50\text{mm}$ , and include any fitted wardrobes or similar features

## Bedroom Two

12'5" x 11'6" (3.81 x 3.52)

Where given room dimensions are maximums,  $\pm 50\text{mm}$ , and include any fitted wardrobes or similar features

## Bedroom Three

11'1" x 8'9" (3.40 x 2.69)

Where given room dimensions are maximums,  $\pm 50\text{mm}$ , and include any fitted wardrobes or similar features

## Bedroom Four

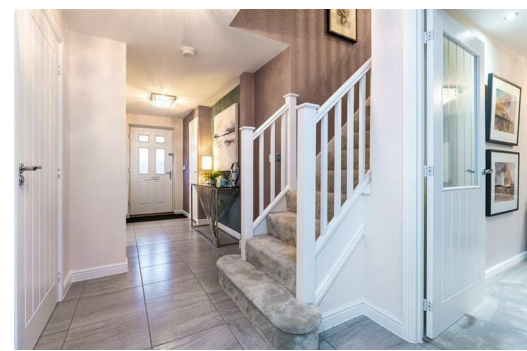
10'9" x 8'9" (3.28 x 2.69)

Where given room dimensions are maximums,  $\pm 50\text{mm}$ , and include any fitted wardrobes or similar features

## Bedroom Five

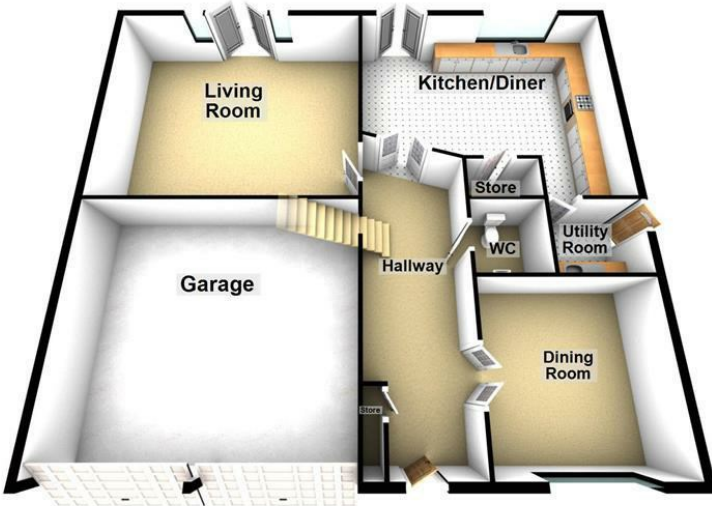
9'4" x 9'10" (2.85 x 3.00)

Where given room dimensions are maximums,  $\pm 50\text{mm}$ , and include any fitted wardrobes or similar features

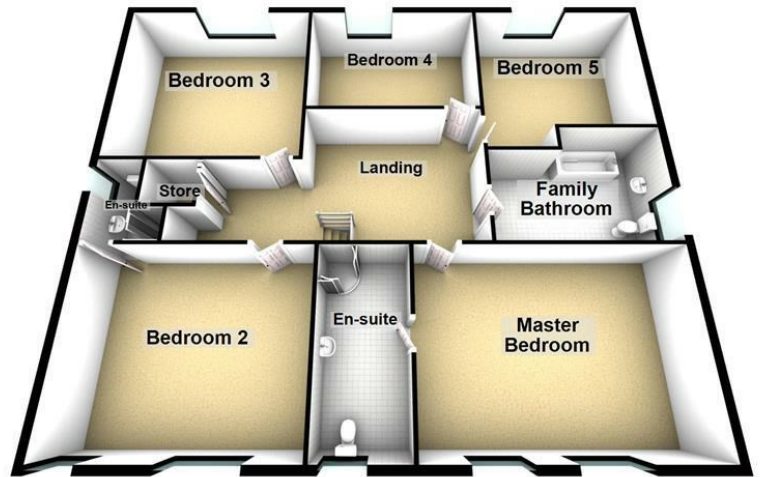




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
EU Directive 2002/91/EC		
England & Wales		