

curtis law

ESTATE AGENTS



Broken Stone Road, Darwen

** Large kitchen/dining area perfect for connecting with family and friends, build completion estimated July/August 2024 **

The detached Coltham features an integral garage plus allocated parking spaces for two vehicles. We know that having space to relax and entertain is important and cosy night in you could fit two sofas into the Coltham living area – perfect for having friends over to watch a film. Upstairs, four well proportioned bedrooms provides the space to accommodate your own style or requirements with bedroom 1 having an ensuite and a walk in wardrobe giving this home the wow factor.

Riven Stones will feature 225 homes, on tree lined avenues with private driveways and off road parking. The development has been designed to accommodate downsizers, first time buyers and families alike. Footpaths connect you to large amounts of open space and the main road at the entrance is a direct route for the village and motorway connections and once complete, charging points will be included on each home.

Set on the outskirts of the village of Feniscowles with Blackburn centre less than 15 minutes drive away, Riven Stones is ideally located with good links to the M61 and M65 motorways to access Manchester, Burnley and Preston. The closest train station is Cherry Tree, just 5 minutes drive and serving the local area, with Blackburn station taking you directly into Manchester, York and Preston. A choice of schools can be found in the village, along with plenty of eateries and places to shop. With parks and woodland areas, golf clubs, sports facilities and entertainment options all within easy reach, Riven Stones provides residents with everything they need.

PLEASE BE ADVISED THAT WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.

- Up to £10,000* deposit
- South facing garden
- Bedroom 1 with an en-suite and walk-in wardrobe
- 10 year NHBC warranty
- Up to £2,500* towards stamp duty
- Integrated garage
- Generous under stairs storage
- Large kitchen/diner area
- Up to £5,000* towards choosing upgrades
- Energy efficient features

Chain Free £319,995

Broken Stone Road, Darwen

Living Room

12'7" x 14'10" (3.84 x 4.53)

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

Kitchen/Diner

17'8" x 9'4" (5.39 x 2.86)

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

Master Bedroom

12'7" x 10'2" (3.84 x 3.10)

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

Bedroom Two

12'0" x 10'4" (3.66 x 3.15)

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

Bedroom Three

10'11" x 9'1" (3.33 x 2.79)

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

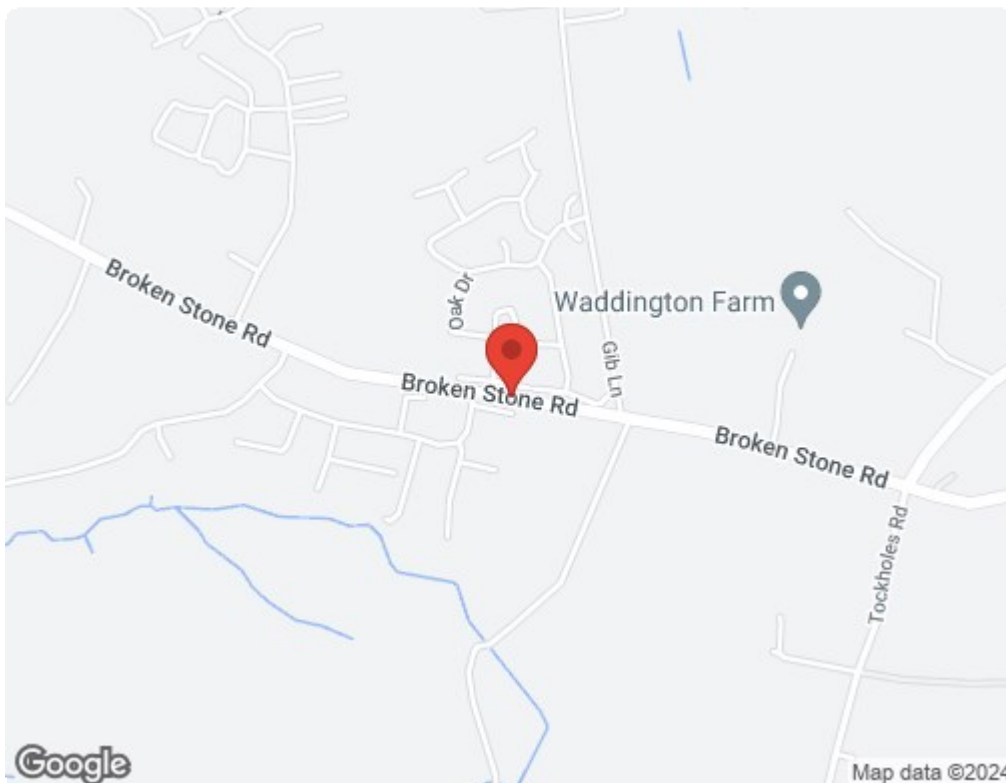
Bedroom Four

8'5" x 9'5" (2.58 x 2.88)

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







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>		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
EU Directive 2002/91/EC		
England & Wales		