

# curtis law

## ESTATE AGENTS



### Broken Stone Road, Blackburn

\*\*\* RESERVE THIS HOME AND TAYLOR WIMPEY WILL HELP WITH UP TO £5,000 TOWARDS YOUR STAMP DUTY, PLUS YOU CAN ENJOY THIS UPGRADED SPEC WORTH £3,650 \*\*\*

- Urban Cobble Grey kitchen range with upgraded Debut Black Composite Granite Sink
  - Zanussi integrated dishwasher, fridge/freezer and washing machine
  - Additional downlights to the kitchen, WC, bathroom and en-suite
- \*T&Cs apply, please speak to Gareth for full details.

Anticipate a delightful evening unwinding in the spacious living room, ideal for cozying up in front of the TV. There's ample space for a couple of sofas, or perhaps you fancy a larger corner option? Add a coffee table, and you've created the perfect spot for family gatherings.

Moving to the kitchen, which seamlessly combines with a dining area, you'll find it perfect for hosting dinner parties or enjoying a family Sunday roast. With generous storage and a modern finish, this area has been upgraded, boasting integrated appliances, and French doors opening onto a well-sized, south-facing garden.

- South facing garden
- Bedroom 1 with an en-suite and walk-in wardrobe
- Generous under stairs storage
- Up to £5,000\* stamp duty contribution
- Upgraded specification worth £3,650
- Energy efficient features
- Integrated garage
- Stone brick finish to the exterior
- 10 year NHBC warranty
- Large kitchen/diner area

**Chain Free £339,995**

# Broken Stone Road, Blackburn

## Ground Floor

### Living Room

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

### Kitchen/Diner

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

## First Floor

### Master Bedroom

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

### Second Bedroom

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

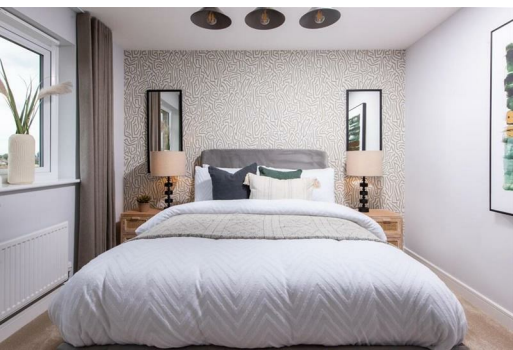
### Bedroom Three

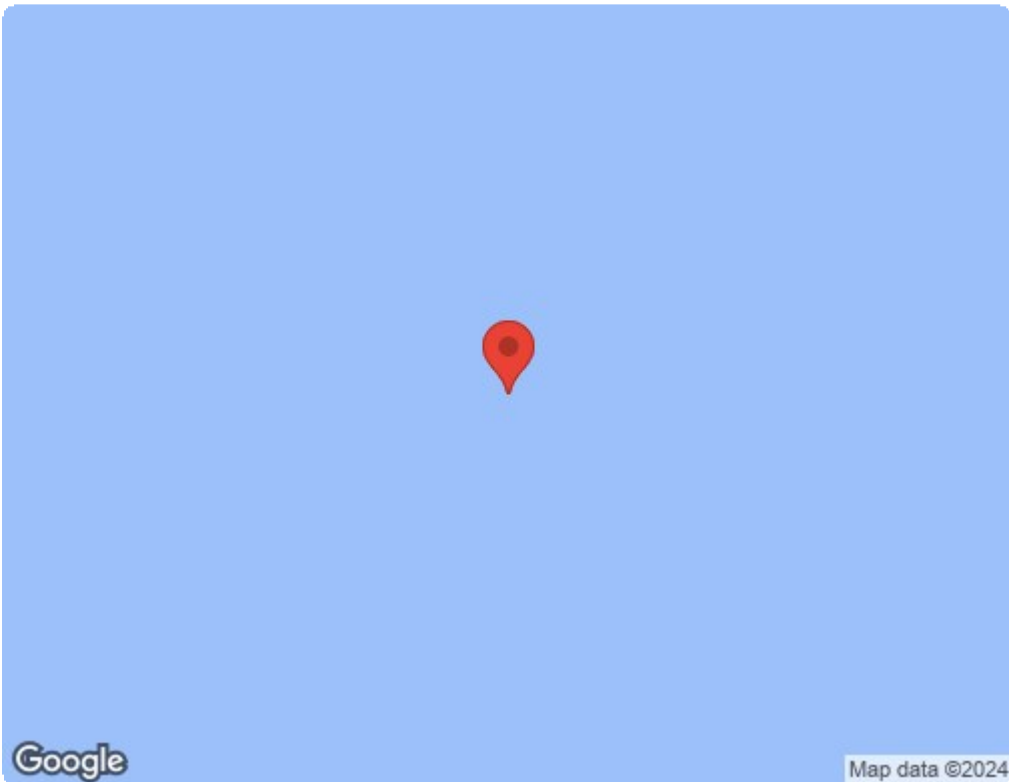
10'11" x 9'1" (3.33 x 2.79)


### Bedroom Four

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







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>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 
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>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 