

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 £319,995

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)

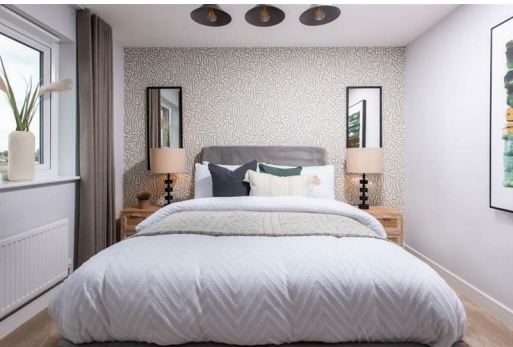
Bedroom Three

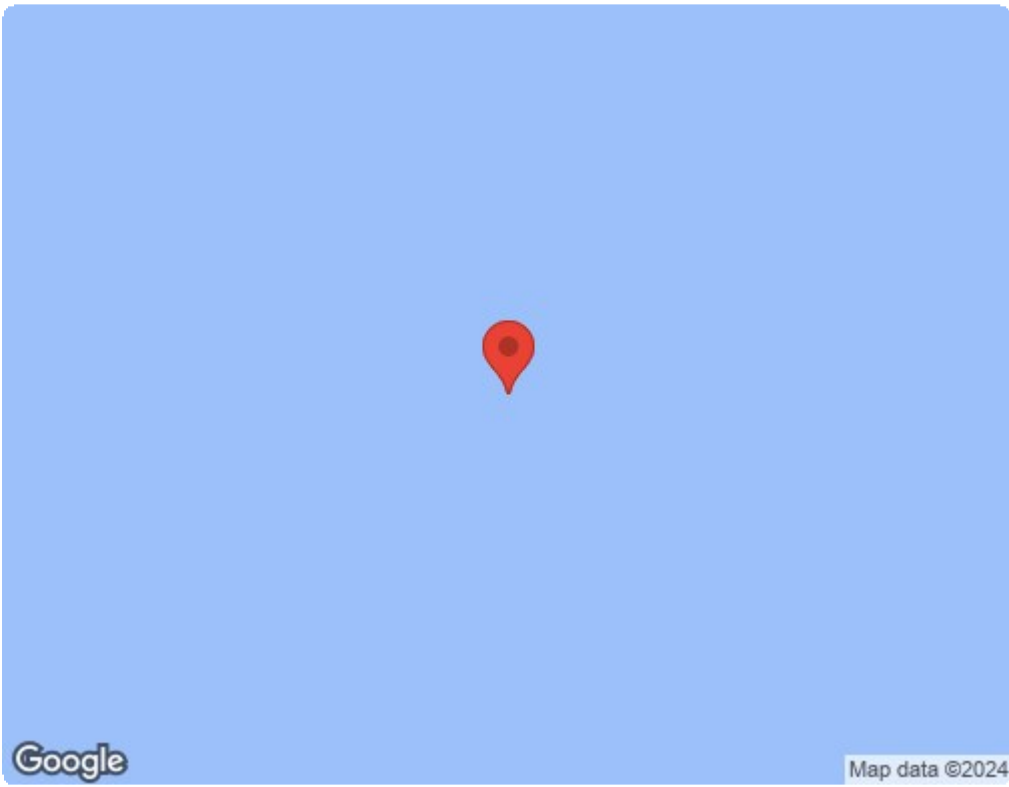
10'11" x 9'1" (3.33 x 2.79)


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) 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 
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>		
England & Wales		EU Directive 2002/91/EC 