

curtis law

ESTATE AGENTS



Broken Stone Road, Blackburn

*** BUILD COMPLETE APPROX JULY/AUGUST 2024 *** PLOT 179 *** 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 near NHBC warranty
- Large kitchen/diner area

Chain Free £319,995

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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)

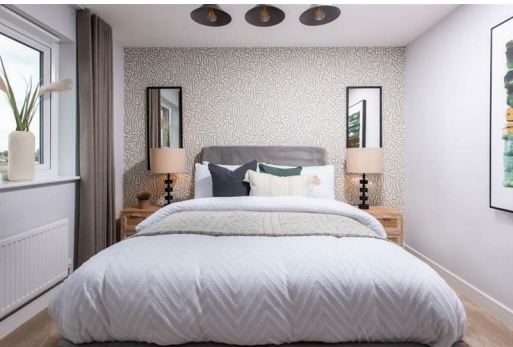
Bedroom Three

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  |