

curtis law

ESTATE AGENTS



Broken Stone Road, Blackburn

*** £7,000 WORTH OF UPGRADES INCLUDING INTEGRATED KITCHEN AND APPLIANCES *** PLOT 198 ***

This residence boasts spacious rooms ideal for family living. The living room, adorned with a bay window, floods the space with natural light, creating a cozy ambiance perfect for movie nights and quality family time.

At the heart of the home lies a generous kitchen/diner, primed for cooking, dining, and entertaining. French doors beckon you to the south-facing garden, while ample storage and a convenient utility area keep clutter at bay.

Upstairs, choose from four bedrooms, three of which are generously sized doubles. The fourth bedroom offers versatility, whether as a haven for small children or a dedicated home office. The en-suite in the main bedroom streamlines your morning routine, and you have the opportunity to personalize your new home with a selection of upgraded features.

Property Details:

Tenure: Freehold
Estate management fee: £111.00

- View the show room
- South facing garden
- 10 year NHBC warranty
- Single integrated garage
- Generous storage spaces
- Up to £1,000* towards your legal fees
- Sociable sized kitchen with diner
- EV charging point
- Bathroom, en-suite and WC
- Bay window in the living room

Prices from £374,995

Broken Stone Road, Blackburn

Ground Floor

Living Room

11'4" x 16'2" (3.47 x 4.94)

Kitchen/Diner

18'4" x 11'0" (5.61 x 3.36)

First Floor

Master Bedroom

14'8" x 11'0" (4.49 x 3.37)

Bedroom Two

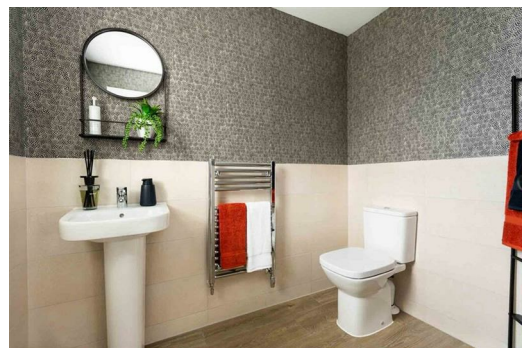
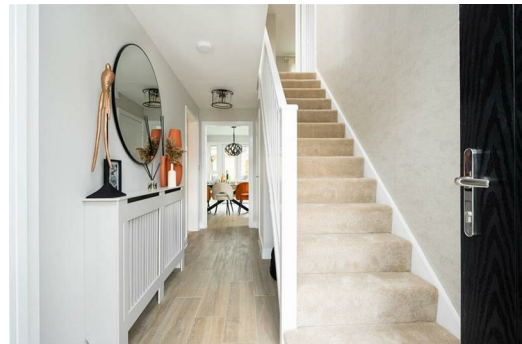
13'8" x 11'0" (4.17 x 3.37)

Bedroom Three

11'0" x 10'10" (3.37 x 3.32)

Bedroom Four

10'1" x 8'10" (3.09 x 2.71)







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		