

# curtis law

## ESTATE AGENTS



### Broken Stone Road, Blackburn

\*\*\* BUILD COMPLETE APPROX DECEMBER 2024/JANUARY 2025 \*\*\* PLOT 203 \*\*\* INTEGRATED KITCHEN AND APPLIANCES AND FITTED WARDROBES IN MASTER BEDROOM \*\*\*

This dual fronted home sits towards the front of the development, with good under stairs storage and a utility off the hallway. There's an additional reception room at the front which has been designed as a study, but could easily be used as somewhere the children can play or another TV room, if you prefer.

A comfortable living room is a relaxing spot for your family to sit down and catch up each night and has ample space to fit a couple of sofas and coffee table. A generous sized rear garden is accessed through French doors from the kitchen/diner which spans the full width of the home providing a perfect socialising spot or gorgeous setting for family meals. The adjoining doors means you can also keep the kitchen and lounge separate or have them open to extend the space.

Each bedroom would easily fit double beds and furniture so there's more than enough room for your guests to stay for the weekend.

Tenure: Freehold  
Estate management fee: £111.00

- Four Double Bedrooms
- Cavity Wall Insulation
- CAT 5 Data Cabling
- NHBC 10 Year Buildmark Policy
- Well Sized Rear Garden
- Additional Reception Room/Study
- Autumn Move In
- Easymove Scheme Available
- Triple Glazing

**Chain Free £349,995**

# Broken Stone Road, Blackburn

## Ground Floor

### Lounge

12'8" x 15'6" (3.88 x 4.74)

### Kitchen/Diner

26'7" x 9'5" (8.11 x 2.88)

### Study

6'10" x 8'8" (2.10 x 2.65)

## First Floor

### Master Bedroom

12'8" x 9'11" (3.88 x 3.03)

### Bedroom Two

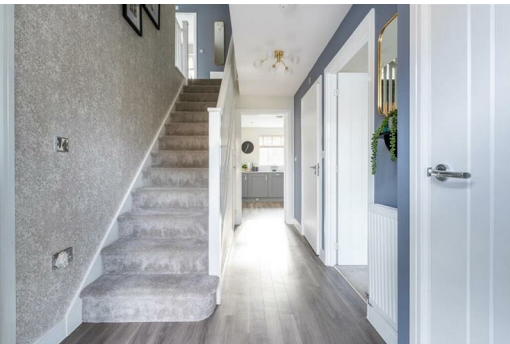
10'1" x 10'11" (3.09 x 3.33)

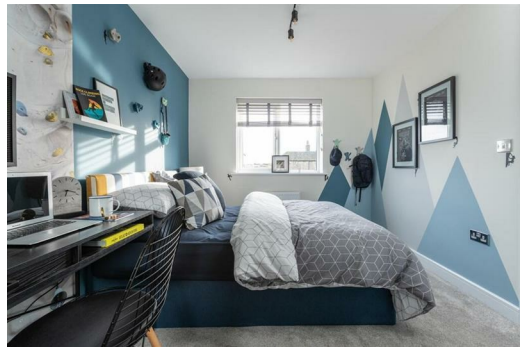
### Bedroom Three

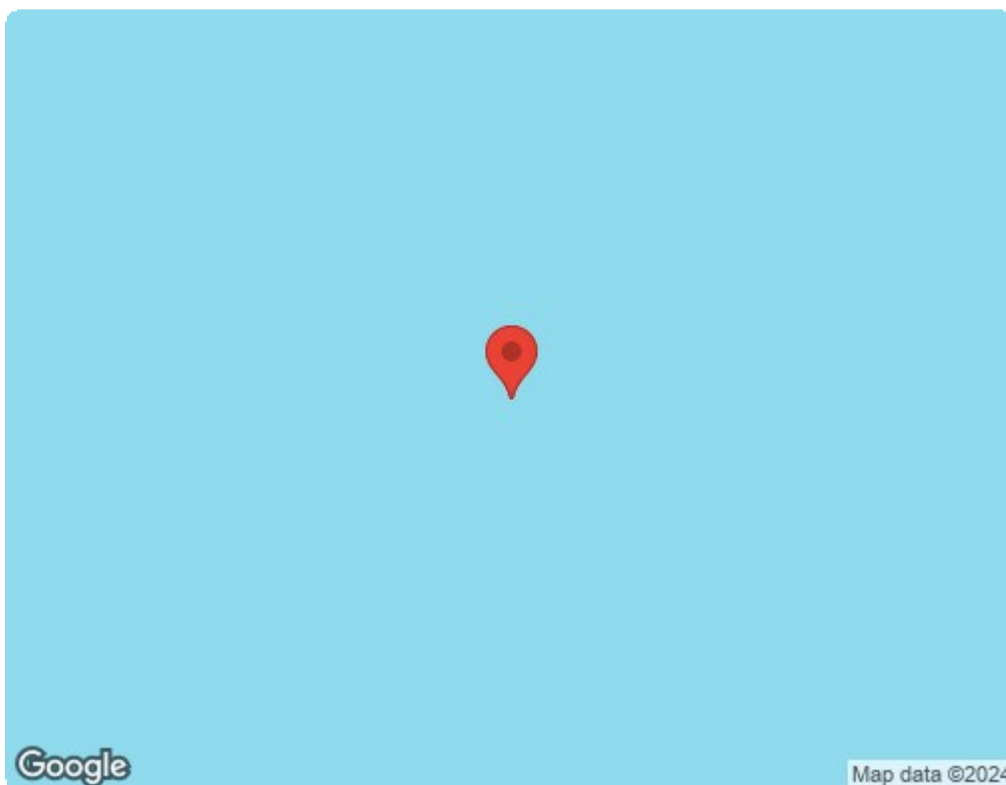
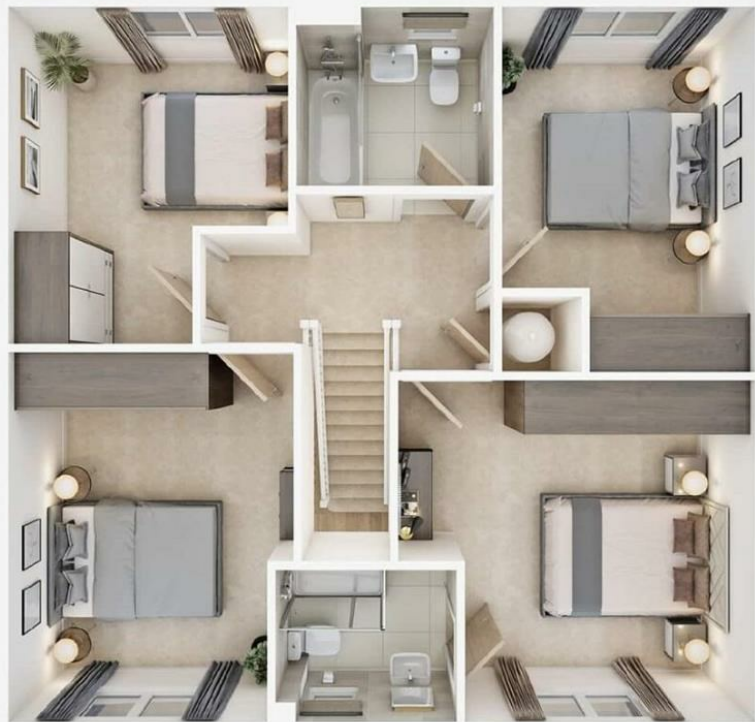
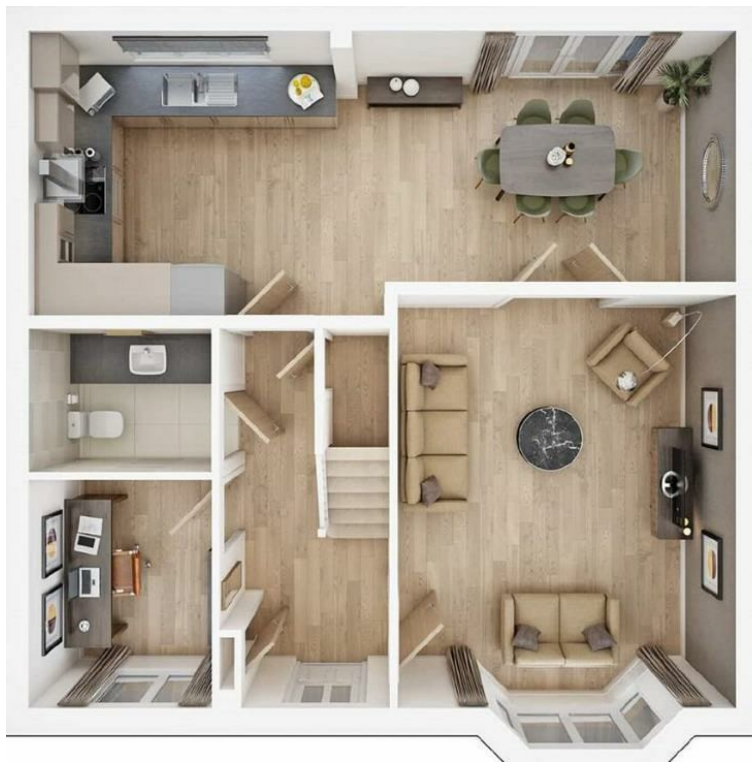
9'11" x 12'0" (3.03 x 3.66)


### Bedroom Four

9'0" x 10'9" (2.75 x 3.28)







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 