



Broken Stone Road, Blackburn

The bright and sophisticated kitchen spans the full width of the home, giving it the wow factor with a dining area, breakfast bar & handy utility room.

Growing families will feel right at home in the spacious Trusdale, with a practical layout providing a relaxing living area and sociable kitchen/diner.

A handy utility area in the corner of the kitchen helps to keep washing out of sight and the dining area plus breakfast bar gives plenty of seating space.

The living room spans the width of the home and the French doors open out to a south facing garden, ready for those summer BBQs with your friends and family.

The two larger bedrooms would accommodate double beds and the main bedroom has it's own en-suite, overlooking the rear garden. With 2 smaller yet well sized bedrooms, you have this additional space to use for guests, children's rooms or maybe turn one into a study or a snug.

- Detached Garage & Driveway Parking
- Utility Room
- Practical Storage Throughout
- Autumn Move In
- South Facing Garden
- Breakfast Bar In Kitchen
- 10-Year NHBC Warranty
- Upgrades Available
- Living Room With French Doors To Rear Garden

Chain Free £322,995

Broken Stone Road, Blackburn

Ground Floor

Hallway

Living Room

11'4" x 19'11" (3.46 x 6.09)

Kitchen/Diner

11'8" x 19'11" (3.58 x 6.09)

Downstairs WC

Utility Room

First Floor

Master Bedroom

11'6" x 9'11" (3.52 x 3.03)

Bedroom Two

11'11" x 9'8" (3.64 x 2.95)

Bedroom Three

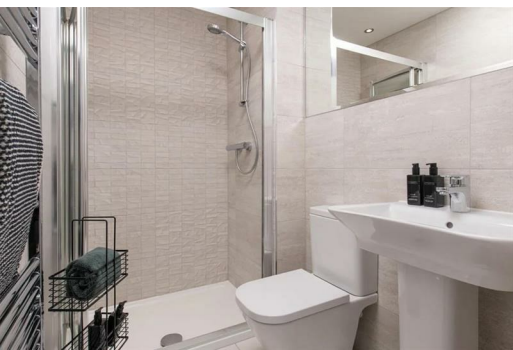
8'2" x 10'0" (2.51 x 3.05)

Bedroom Four

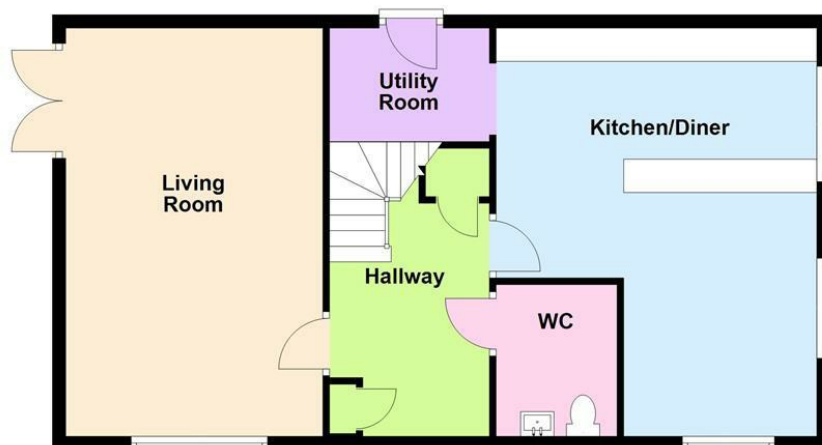
11'7" x 7'4" (3.54 x 2.25)

Bathroom

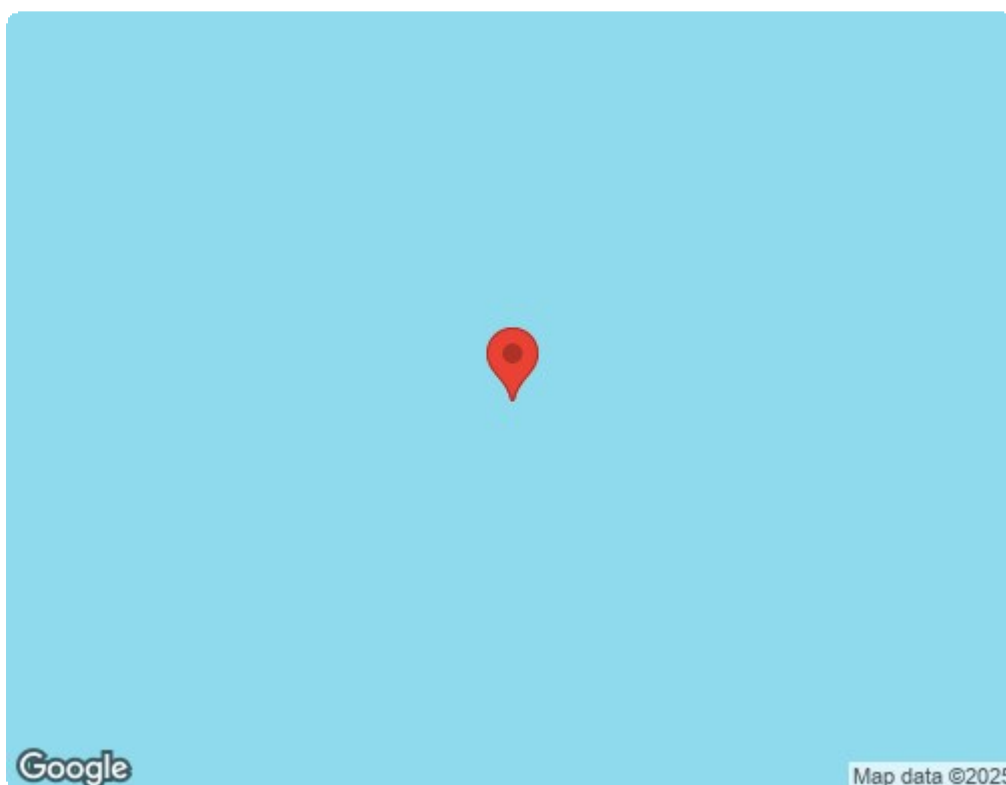




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		