

curtis law

ESTATE AGENTS



Broken Stone Road, Blackburn

The kitchen and lounge are to either side of the hallway in this home, both spacious sizes ideal for relaxing and spending time as a family.

Those who love to have social moments can do so in the generous kitchen, with dining area and a breakfast bar offering seating options to suit the occasion. There is a handy WC plus under stairs storage off the hallway too, utilising all available spaces for practical living.

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 and looks out to the rear garden. With 2 smaller yet well sized bedrooms, you have this additional space to use for guests or children's rooms. Alternatively these could be adapted into rooms for other uses such as a home office or play room.

- £7,000 Worth Of Upgrades
- Storage On Both Floors
- Breakfast Bar & Dining Area
- Corner Plot
- Cloakroom In Hallway
- Summer Move In
- Driveway & Detached Single Garage
- 10-Year NHBC Warranty
- South Facing Garden

Chain Free £319,995

Broken Stone Road, Blackburn

Ground Floor

Hallway

Downstairs WC

Living Room

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

Kitchen/Diner

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

First Floor

Bathroom

Master Bedroom

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

Bedroom Two

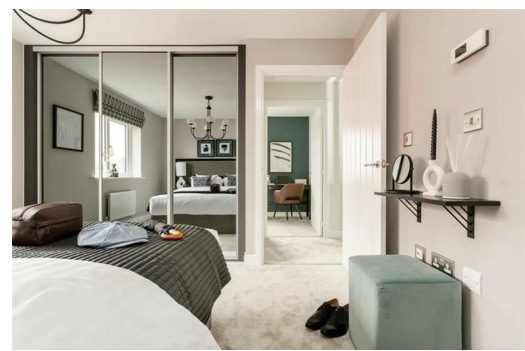
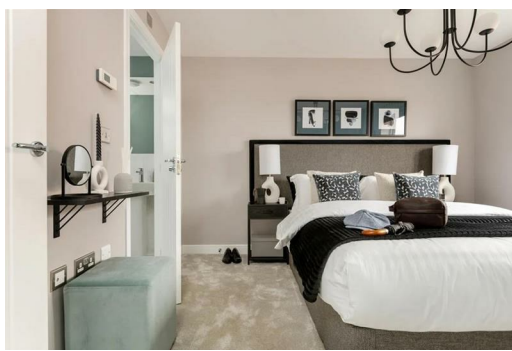
11'11" x 9'8" (3.64 x 2.95)

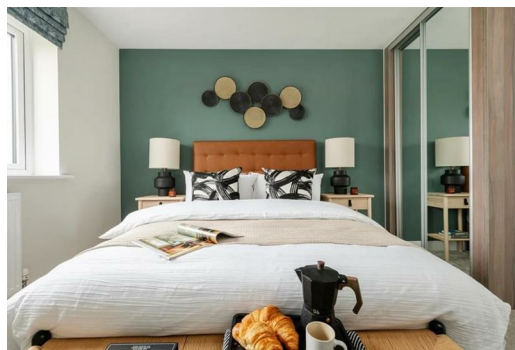
Bedroom Three

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

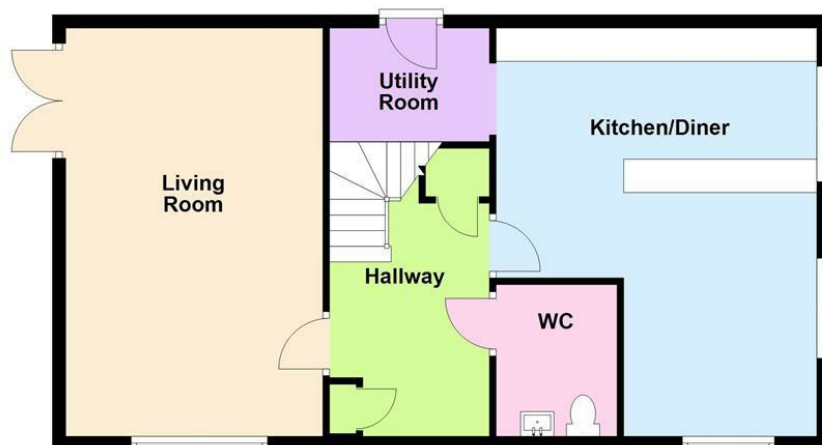
Bedroom Four

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

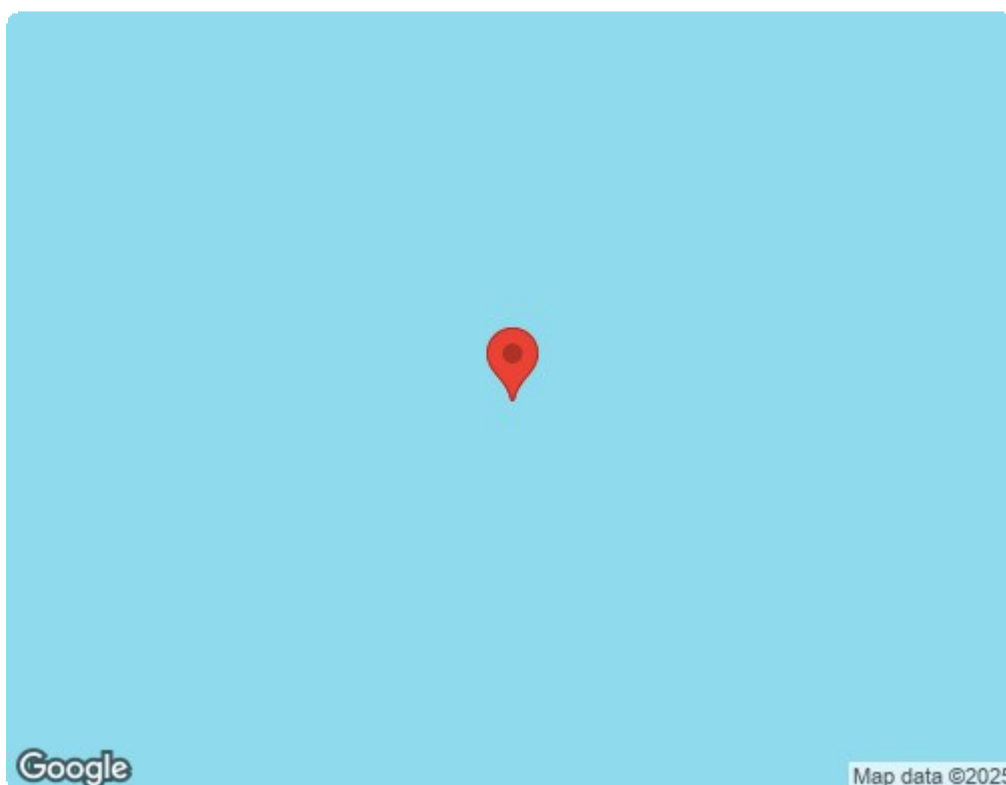




Ground Floor



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		