



## Broken Stone Road, BB3 0LL

**£314,995**

This home offers a practical layout catering to families of all sizes, with adaptable bedrooms and complete with driveway and detached garage. The heart of this family home is the large kitchen with dining area - perfect space for creating family favourites and enjoying gatherings for celebrations.

The living room is the ideal place to relax, with ample sofa space and French doors opening to the south facing garden so you can watch the children playing whilst putting your feet up.

Upstairs has two double and two good sized smaller bedrooms giving everyone their own space, or if you're looking for flexibility you could turn one of these smaller rooms into a playroom or home office. The main bedroom is also enhanced by a private en-suite shower room so you can get ready in peace in a morning.

#### Room Metres Feet & Inches

Lounge 3.46m x 6.09m 11' 4" x 20' 0"

Kitchen Dining 3.58m x 6.09m 11' 9" x 20' 0"

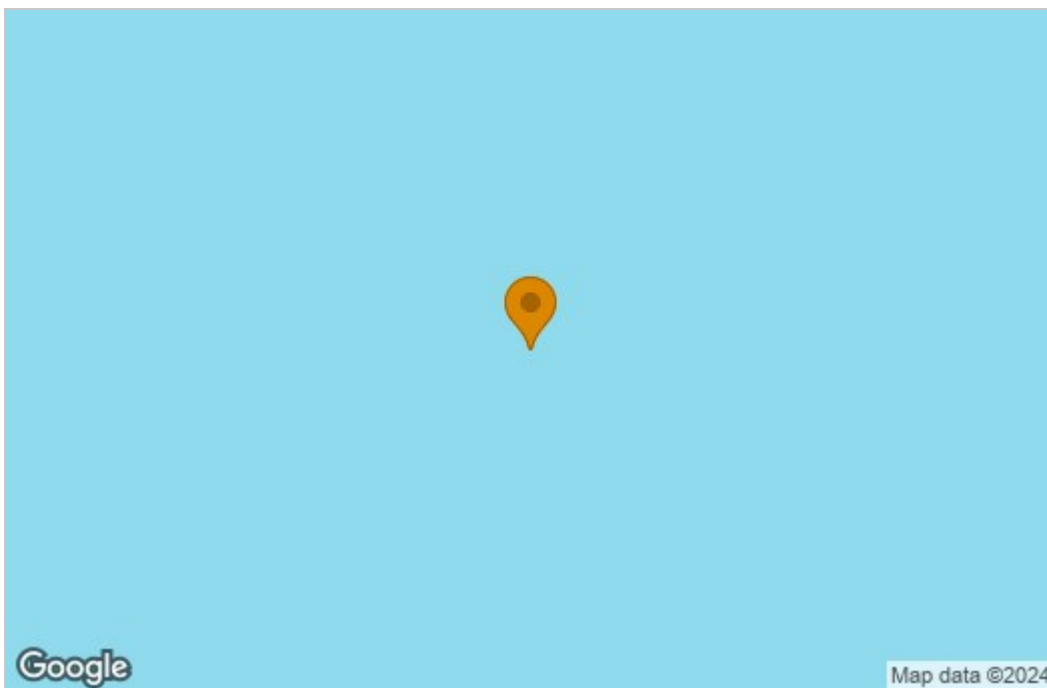
Bedroom 1 3.52m x 3.03m 11' 7" x 9' 11"




## Floor Plan



## Area Map



## Energy Efficiency Graph

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 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

334 Bolton Road, Blackburn, Lancashire, BB2 4HY

Tel: 01254 691352 Email: [enquiries@duffinsestateagents.co.uk](mailto:enquiries@duffinsestateagents.co.uk) <https://www.duffinsestateagents.co.uk/>