

DUFFIN'S

ESTATE AGENTS



Broken Stone Road, Blackburn, BB3 0LL

£355,995

This family home benefits from a dedicated study, connecting doors from the living room to the kitchen and a detached garage.

The spacious layout in this home provides a home perfect for relaxing, working and entertaining. The lounge and kitchen can be kept separate or opened up to maximise the layout thanks to connecting doors - ideal if some of the family want to relax and watch tv whilst some want to have a chat in the kitchen.

The additional reception room to the front is designed to be a study, but can be adapted to suit your needs; whether you use this as a room for the children to play or have their games and TV set up, you have the flexibility.

The floor space in each bedroom will allow for a double bed and additional furniture such as wardrobes and drawers so you have luxurious spaces for the family and guests to sleep. Estimated build completion August/September 2025.

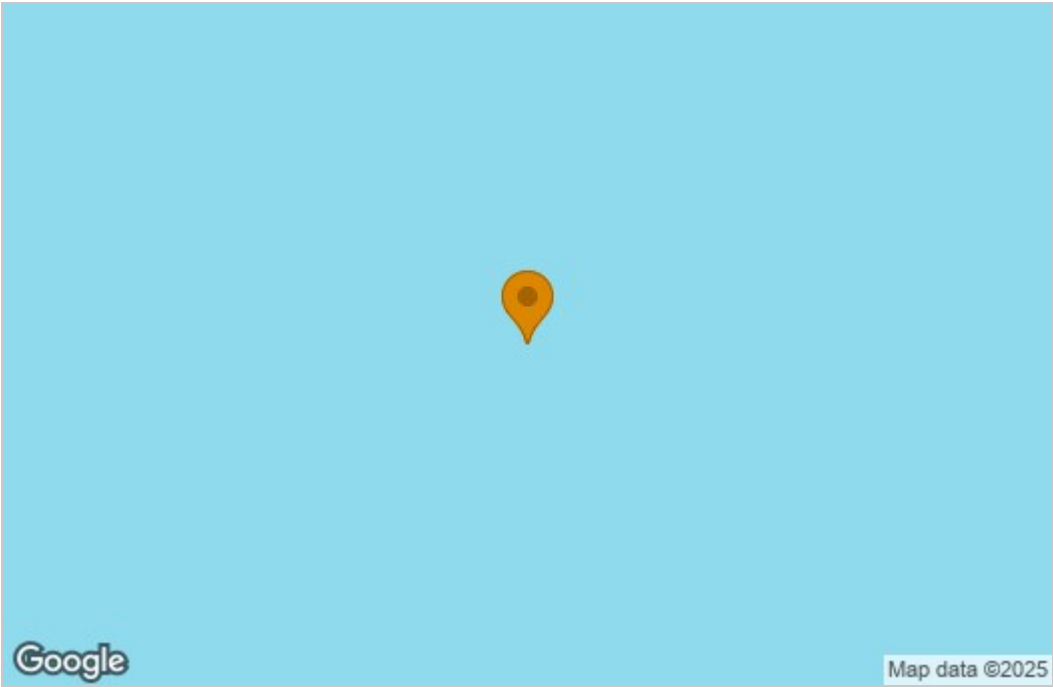
Lounge 3.88m x 4.74m 12' 9" x 15' 7"

Kitchen Dining 8.11m x 2.88m 26' 7" x 9' 6"

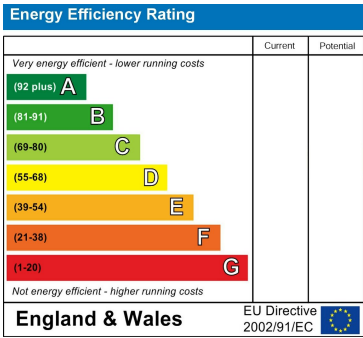
Floor Plan



Area Map



Energy Efficiency Graph



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