

DUFFIN'S

ESTATE AGENTS



Broken Stone Road, Blackburn, BB3 0LL

£289,995

The Lydford makes a great choice for those wanting extra space for the family or looking to downsize. There's a useful area under stairs which could be adapted into storage and a convenient WC on the ground floor too.

The living room creates a comfortable space to sit back and relax after a long day, with good floor space to arrange a couple of cosy sofas.

The dual kitchen/diner could be the heart of this charming home, where you can enjoy spending time as a family, or inviting guests for a sociable evening. A handy utility area is tucked away in the corner, perfect to keep your household items out of sight and French doors open to your rear garden.

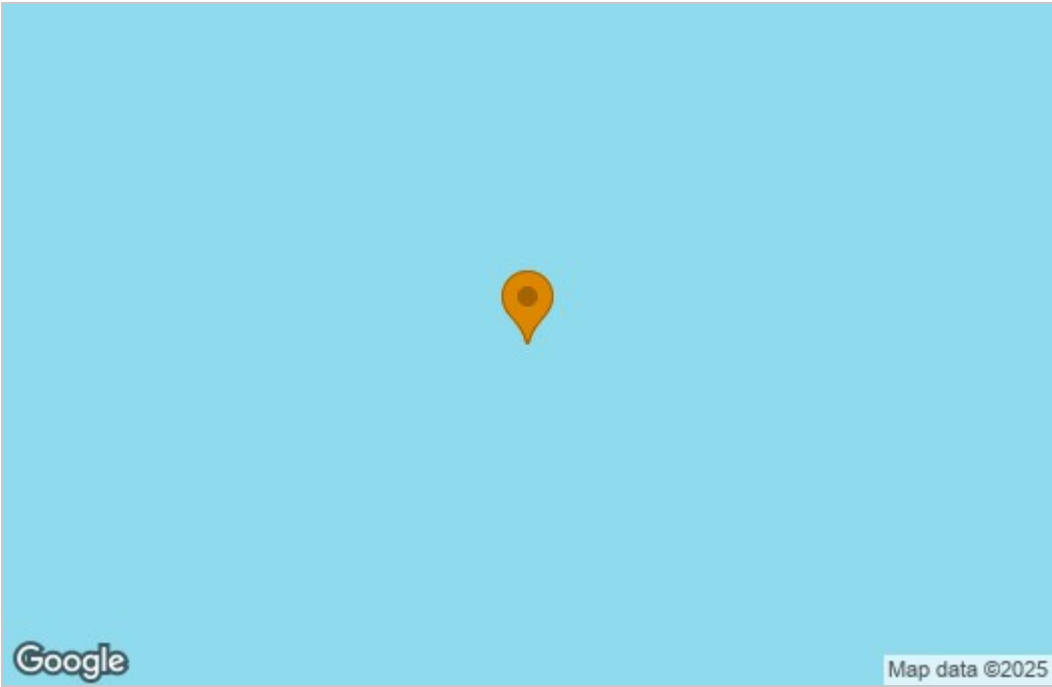
Ideal for family life, the 4 bedrooms upstairs provide you with rooms for growing children or somewhere you could adapt into a home office, guest bedroom, dressing room or play area. Estimated build completion August/September 2025

Lounge 4.43m x 3.27m 14' 6" x 10' 9"
Kitchen Dining 5.36m x 3.38m 17' 7" x 11' 1"

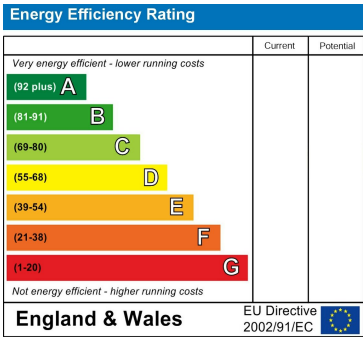
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.