

# DUFFIN'S

ESTATE AGENTS



## Broken Stone Road, Blackburn, BB3 0LL

£323,995

The flexible and versatile rooms in this home can be adapted to suit your current and future needs, making it perfect for growing families. The Trusdale is a spacious and contemporary home, designed to meet modern living needs and ideal for family life.

A dual fronted home which features light-filled rooms to either side of the hallway. The lounge has double doors leading to the west facing garden, creating a bright and inviting atmosphere. Meanwhile the kitchen on the other side of the home has the potential to become the social hot spot. With a breakfast bar and dining area, you have both casual and more formal seating arrangements.

The home also includes a functional utility and garage, ensuring a clutter-free environment. Ideal for those seeking tranquillity and space, this home provides ample room to work, rest, and play, both indoors and out. Estimated completion date October/November 2025.

Lounge 3.46m × 6.09m 11' 4" × 20' 0"  
Kitchen Dining 3.58m × 6.09m 11' 9" × 20' 0"  
Bedroom 1 3.52m × 3.03m 11' 7" × 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 	

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