

DUFFIN'S

ESTATE AGENTS



Broken Stone Road, Blackburn, BB3 0LL

£403,995

The lounge, kitchen and dining room are all separate in this large family home. With the added convenience of a utility and 2 en-suites.

This home boasts a modern layout which would be great for a large family. The separation of the living room, kitchen and dining areas gives you three individual spaces in which you can relax, dine and socialise.

The garden can be accessed from both the lounge and the kitchen. There's also a small dining area in the kitchen for more casual seating or enjoying a morning coffee before work. Family occasions can be held in the dedicated dining room at the front, however this room could have alternative uses if needed. A useful utility room and storage to the kitchen providing some extra convenience. The first floor gives you a choice of 5 bedrooms. The 2 larger doubles both have modern en-suites, so the family bathroom could then be kept for use of the remaining household.

You can add a personal touch to the home with a choice of optional upgrades when you reserve early. Estimated completion date October/ November 2025.

Lounge 3.90m x 5.26m 12' 10" x 17' 3"

Kitchen 5.69m x 3.30m 18' 8" x 10' 10"

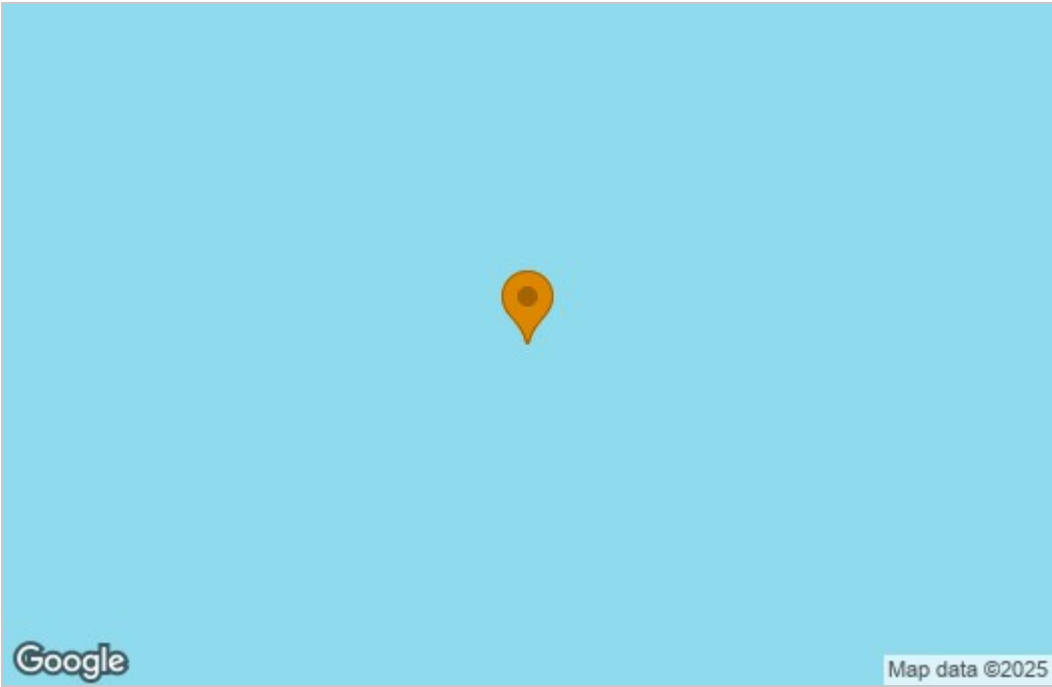
Dining 3.06m x 3.20m 10' 1" x 10' 6"

Room Metres Feet & Inches

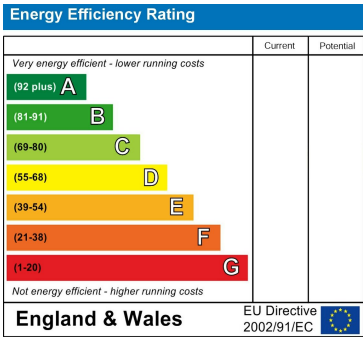
Floor Plan



Area Map



Energy Efficiency Graph



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