



Broken Stone Road, Blackburn, BB3 0LL

£299,995

A great choice of home for families or downsizers, with generous kitchen / diner and spaces for the children and guests to stay.

A bright, open plan kitchen/dining room forms the heart of this home where you can enjoy spending time as a family, or inviting guests for the evening. A handy utility room is tucked away in the corner, great to keep your household items out of sight and French doors open up to the garden.

Enjoy a comfortable and relaxing night after a long day in the lounge. Whether you choose a couple of comfy sofas or a larger L-shaped suite, there's ample space for any additional desired furniture.

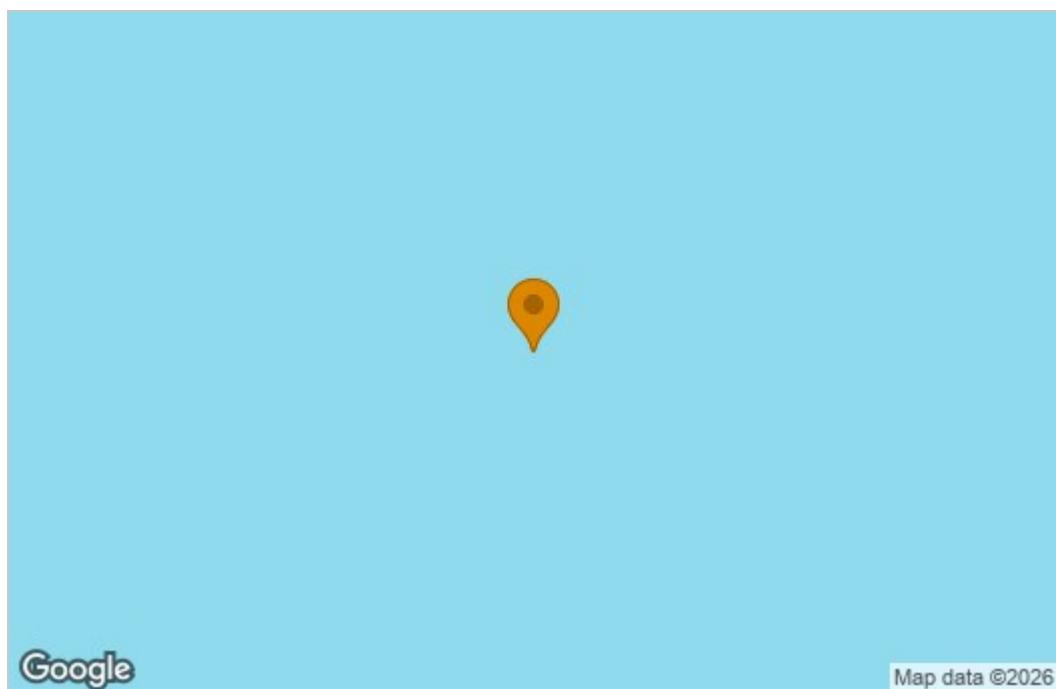
Ideal for family life, the 4 bedrooms upstairs provide you with rooms for growing children or somewhere you could adapt into a home office, guest bedroom, dressing room or play area in the 2 smaller sized rooms. Bedrooms 1 & 2 are both doubles and the main bedroom is complete with an en-suite shower room.

Lounge 4.43m x 3.27m 14' 6" x 10' 9"
Kitchen Dining 5.36m x 3.38m 17' 7" x 11' 1"
Bedroom 1 3.17m x 3.79m 10' 5" x 12' 5"

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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