

DUFFIN'S

ESTATE AGENTS



Broken Stone Road, Blackburn, BB3 0LL

£266,995

Our townhouse style home which offers adaptability across 3 floors. View our show home to see how the space would work for you.

A modern townhouse-style home arranged over three well-designed floors, offering flexible living space ideally suited to family life. The living room provides a warm and welcoming place to relax, perfect for unwinding at the end of the day. To the rear, the kitchen and dining area is ideal for both everyday family meals and entertaining guests, with French doors opening out to the garden to bring the outdoors in.

The middle floor features a generous double bedroom alongside a third bedroom, which could easily be used as a home office or playroom, providing the versatility that modern lifestyles demand.

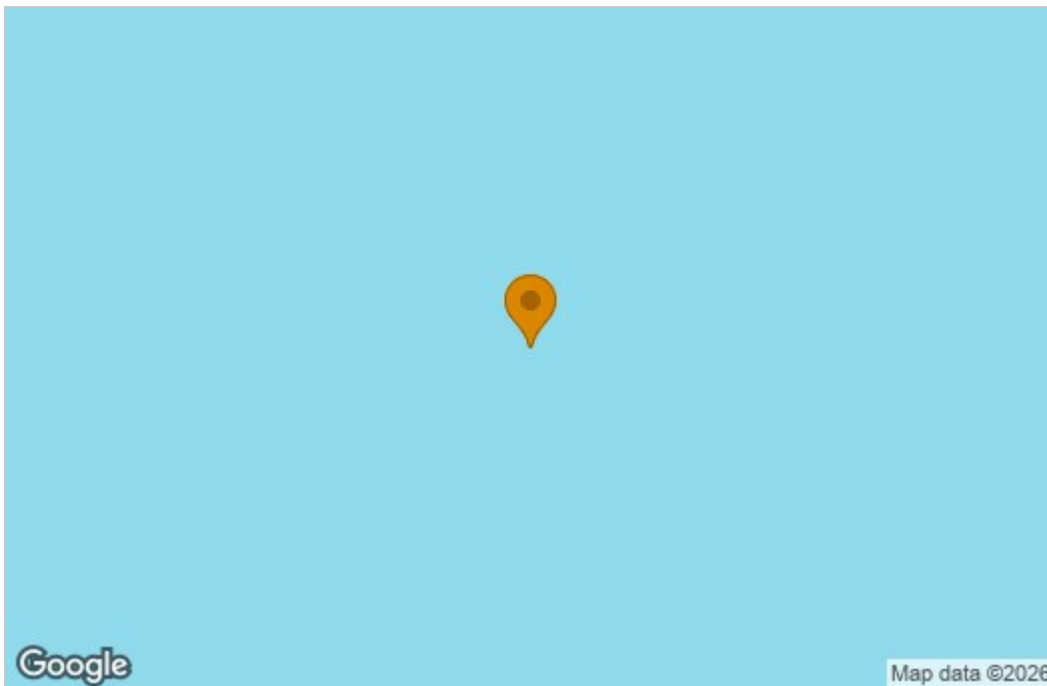
The top floor is dedicated to the impressive main bedroom, creating a peaceful retreat complete with its own en-suite shower room – the perfect space to escape and recharge.

Lounge 3.19m × 4.19m 10' 6" × 13' 9"
Kitchen Dining 4.25m × 3.43m 14' 0" × 11' 3"
Bedroom 2 4.25m × 2.82m 14' 0" × 9' 3"
Bedroom 3 2.15m × 3.59m 7' 1" × 11' 10"
Bedroom 1 3.16m × 5.56m 10' 4" × 18' 3"


Floor Plan



Area Map



Energy Efficiency Graph

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

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