



Broken Stone Road, Blackburn, BB3 0LL

£298,995

The Lydford is a spacious home which would appeal to all home buyers. It benefits from a well sized kitchen with dining space, utility and adaptable bedrooms to suit. A bright, open-plan kitchen and dining area sits at the heart of this home, offering the perfect space for family time or hosting friends in the evening. A convenient utility room is neatly tucked away, ideal for keeping everyday essentials out of sight, and French doors lead to the garden, creating a seamless indoor-outdoor feel.

The living room provides a comfortable retreat. Whether you prefer a pair of inviting sofas or a generous L-shaped suite, there's plenty of room to style the space to suit your needs. Space under the stairs could also be adapted into storage for additional convenience.

Upstairs, four bedrooms make this home ideal for family life. The two larger bedrooms easily accommodate double beds, with the main bedroom also benefiting from its own en-suite shower room. The two smaller rooms offer great flexibility and could be used as children's rooms, a home office, a guest bedroom, dressing room, or a dedicated playroom.

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	

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

334 Bolton Road, Blackburn, Lancashire, BB2 4HY

Tel: 01254 691352 Email: enquiries@duffinsestateagents.co.uk <https://www.duffinsestateagents.co.uk/>