



Broken Stone Road, Blackburn, BB3 0LL

£281,995

A generous sized home well suited to a couple or families, which benefits from a sociable kitchen area, adaptable bedrooms and driveway parking.

Whether you have a growing family or looking to downsize, The Lydford would suit all home buyers. The welcoming hallway leads straight through to a sociable open plan kitchen/diner at the rear which is the perfect space for enjoying an evening with friends. The added convenience of a utility room in here helps to keep the home clutter free. Triple glazed French doors finish the room off nicely opening to the south west garden.

Space underneath the stairs could be adapted into a storage area and there is added convenience with a downstairs WC.

On the first floor there are 2 double bedrooms, one of which has the luxury of an en suite shower room and the other would make a perfect overnight guestroom. Two further single sized bedrooms could be kept as spare bedrooms or utilised for a children's room or a home study.

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 |
|--|--|---|-----------|
| <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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