

# DUFFIN'S

ESTATE AGENTS



## Broken Stone Road, Blackburn, BB3 0LL

£272,995

Those wishing for some additional space and flexible living would benefit from this home, with the impressive main bedroom on it's own floor.

This modern town house style home offers three floors of living spaces, perfect for family life. The living room is a welcoming space for relaxing, where you can curl up in front of the TV. The kitchen/diner is a great space for both formal and casual dining, whether as a family or with invited guests. There are also French doors from here which open to the south facing garden.

The middle floor offers a generous double bedroom and a third bedroom, which could also function as a workspace or playroom, offering the flexibility that modern living requires. The entire top floor boasts the spacious bedroom creating a peaceful sanctuary to escape to and is complete with an en-suite shower room.

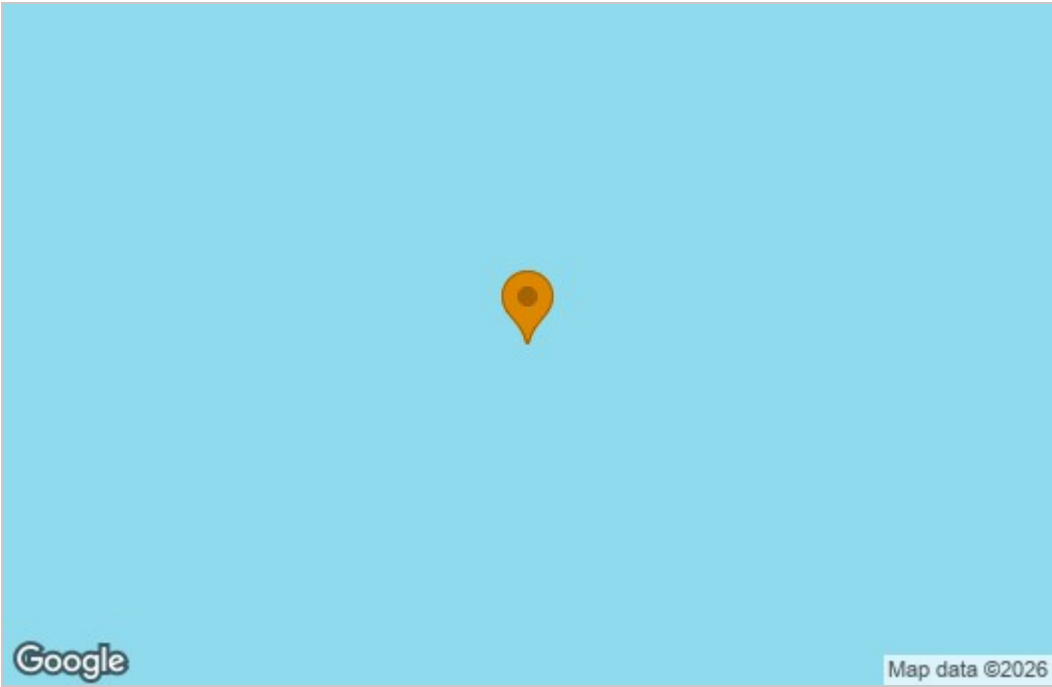
Lounge 3.19m x 4.19m 10' 6" x 13' 9"  
Kitchen Dining 4.25m x 3.43m 14' 0" x 11' 3"  
Bedroom 2 4.25m x 2.82m 14' 0" x 9' 3"  
Bedroom 3 2.15m x 3.59m 7' 1" x 11' 10"  
Bedroom 1 3.16m x 5.56m 10' 4" x 18' 3"



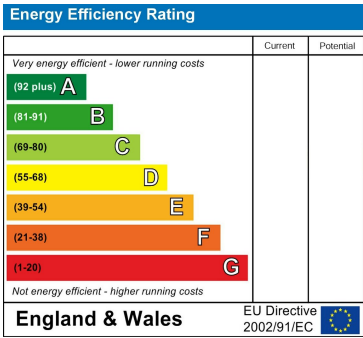
Floor Plan



Area Map



Energy Efficiency Graph



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