



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	

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.

Yew Tree Drive, Blackburn, BB2 7EJ

£129,950

The Oakmere B at The Hedgerows is a stylish 2 bedroom apartment with a FIRST FLOOR location. This stylish apartment is an ideal choice for first time buyers or young professionals who are looking to take that first step onto the property ladder. Featuring the highest specifications, these apartments are designed with practicality in mind.

You'll find an open plan lounge/dining space, with plenty of space for dining, relaxing and socialising. The adjoining kitchen is conveniently located, especially for when you are entertaining guests. Buyers will love the opportunity to choose their own luxury fitted kitchen and worktops and The Oakmere's light and airy feel really helps to make the most of the living space.

You'll find two good sized bedrooms to choose from, as well as a fully fitted bathroom with a choice of Porcelanosa tiles. If you're looking to work from home, you could comfortably set up in the second bedroom.

For further information, or to arrange a viewing, please contact our Sales team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

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£129,950



- First floor location
- Choice of Worktops to Kitchen with Matching Upstands
- USB sockets to kitchen, bedroom and lounge areas.
- 2 year builders warranty
- 2 bedrooms
- Open Plan living area
- Ideal starter home
- Luxury Fitted Kitchen with choice of finishes
- Choice of Porcelanosa tiles in bathroom
- 10 year NHBC warranty

Lounge/Kitchen

19'6" x 17'0" (5.94m x 5.18m)

Master Bedroom

10'8" x 12'11" (3.25m x 3.94m)

Bedroom 2

9'8" x 8'10" (2.95m x 2.69m)

FIND YOUR KIND OF PERFECT IN BLACKBURN

The Hedgerows is a development of 2, 3, 4 & 5 bedroom homes situated off Yew Tree Drive and Whinney Lane, near the sought after village of Mellor. This very desirable area of Blackburn offers excellent local schools and amenities and the perfect location for modern family living.

A former mill town on the edge of the Ribble Valley, Blackburn offers all the convenience of a large town surrounded by all the beauty of Lancashire's Hill Country.

Blackburn is rapidly establishing itself as a shopping hotspot with a diverse range of high street names as well as independent outlets and specialist shops packed with character. Blackburn also boasts a thriving cultural scene with three excellent arts centres and heritage attractions to explore.

If you enjoy the great outdoors, Blackburn is set within miles of magnificent countryside, from rugged moorland to ancient woodlands and tranquil reservoirs, there's something for everyone.

Ideal for commuting, the Hedgerows is located approximately six miles from Junction 31 of the M6 and three miles from Junction 6 of the M65 giving easy access to all major towns and cities throughout the North West and beyond. Blackburn and Darwen railway stations give access to the West Coast Main Line at Preston and Manchester.

What's nearby?

Blackburn town centre is easily accessible and offers a diverse range of high quality shops and stores. The regenerated Mall Shopping Centre offers many high street brands as well as some unique independent stores, and is also home to Blackburn Market. A number of retail parks can also be found in and around Blackburn and Darwen.

For families, The Hedgerows is well served with a choice of local nurseries and primary schools and the Ofsted rated 'outstanding' Pleckgate High School is just 1.5 miles away.

Local landmarks include Blackburn Cathedral, Ewood Park, Queen Victoria's statue and the Town Hall, and those who enjoy the great outdoors will be spoilt for choice. With the West Pennine Moors on your doorstep you'll enjoy miles of walking and cycle routes, heritage and nature trails.

Please note:

As the properties at this development are new build, the images shown are typical Show Home photography or CGI's for illustrative purposes only and not necessarily the advertised property. Furthermore, internal photography may show an upgraded specification. Please ask the Sales Advisor for details



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