

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

£414,950

The Priestley is an attractive four bedroom detached home, with plenty of kerb appeal, which you'll get to enjoy every time you arrive home. Both upstairs and downstairs, you'll find excellent space for flexible family living. Downstairs, you'll discover a lounge, with an impressive bay window for you to watch the world go by. French doors lead to your garden from both the lounge and open plan kitchen/diner, which really does add a wow factor. The open plan kitchen/diner is a light and bright space, which is brilliant for family gatherings. If you're looking to work from home, The Priestley features a ground floor study, allowing you to keep home and work life separate.

On the first floor, you'll find four bedrooms for the family to choose from. Both the main and second bedroom enjoy private en suite bathrooms, so arguing over the bathroom in the morning really will become a thing of the past. There are two further good sized bedrooms and a bathroom for the rest of the family.

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 @keenansestateagents

Yew Tree Drive, Blackburn, BB2 7EJ

£414,950



- Four Bedrooms
- Choice of Porcelanosa Tiles in Bathroom/En Suite
- 10 Year NHBC Warranty
- Luxury Fitted Kitchen with a Choice of Finishes
- Separate Study & Utility Room
- 2 Years Builders Warranty
- Two En Suite Bathrooms
- Single Detached Garage

Ground Floor

Lounge

20'6" x 11'8" (6.25m x 3.56m)

Open Plan Living Dining Kitchen

16'8" x 20'2" (5.08m x 6.15m)

Utility Room

7'5" x 5'5" (2.26m x 1.65m)

Study

8'10" x 9'6" (2.69m x 2.90m)

First Floor

Main Bedroom

12'7" x 12'3" (3.84m x 3.73m)

Bedroom Two

11'10" x 10'10" (3.61m x 3.30m)

Bedroom Three

9'11" x 9'3" (3.02m x 2.82m)

Bedroom Four

11'6" x 9'11" (3.51m x 3.02m)

The Hedgerows

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

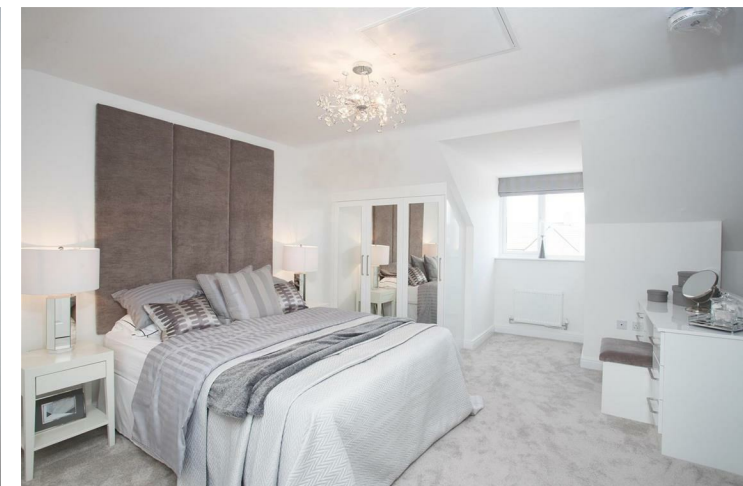
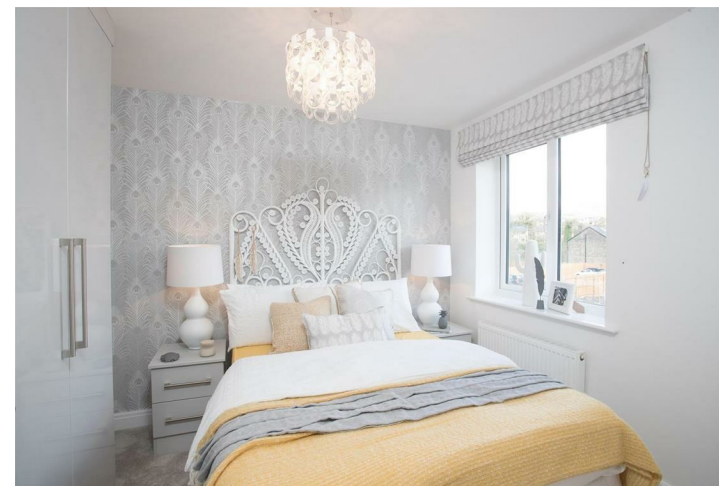
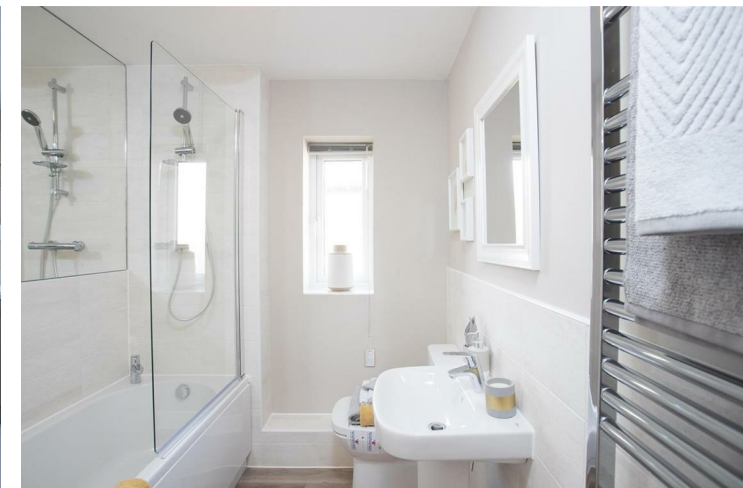
Centre offers many high street brands as well as some unique independent stores, and is also home to Blackburn Market. A number of retail parks can also be found in and around Blackburn and Darwen.

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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