

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.

## Off Yew Tree Drive, Blackburn, BB2 7EJ

### £209,950

The Baird is a brilliant first home, offering you plenty of space to live just how you like it. Constructed to the highest specifications, the property is built with practicality at its heart. Off the hallway you'll find a spacious lounge, with plenty of room for the whole family to relax after a busy day. Understairs storage can be accessed via your lounge, which will come in very handy once the kids have gone to bed and it is time for the toys to go away.

An open plan kitchen/dining room is accessible via the lounge. This open plan layout makes spending time with the family easy. You can keep a watchful eye on homework duties, while catching up over a cuppa with friends and family. You'll also find access to your garden through a set of french doors, creating a light, bright and airy home. The downstairs cloakroom is a great addition, especially when you have guests.

Upstairs you'll find three good-sized bedrooms, as well as a family bathroom. One of the bedrooms could comfortably double up as a home office, if you're looking to work from home. Or if you're looking for additional space for your growing family, the third bedroom would make a brilliant nursery. How you choose to use your space is completely up to you.

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

# Off Yew Tree Drive, Blackburn, BB2 7EJ

£209,950



- Three Bedrooms
- Choice Of Porcelanosa Tiles In Bathroom
- Savings of up to £171 per month on mortgage payments available with Own New Rate Reducer\*
- Luxury Fitted Kitchen With Choice Of Finishes
- 10 Year NHBC Warranty
- Integrated Fridge Freezer & Integrated Washer Dryer included
- Open Plan Dining Kitchen
- 2 Year Builders Warranty

## Ground Floor

### Lounge

15'3 x 11'7 (4.65m x 3.53m)

### Kitchen/Dining Room

14'10 x 8'10 (4.52m x 2.69m)

## First Floor

### Bedroom One

14'10 x 8'1 (4.52m x 2.46m)

### Bedroom Two

9'10 x 8'5 (3.00m x 2.57m)

### Bedroom Three

8'9 x 6'1 (2.67m x 1.85m)

## FIND YOUR PERFECT IN BLACKBURN

The Paddocks is an exclusive new development from Wainhomes situated in the semi-rural location of Higher Bartle, offering a stunning collection of 2, 3, 4 & 5 bedroom freehold family homes, all built to a high specification, located just three miles from the centre of Preston.

You can be sure your home at The Paddocks is being built to the highest level of quality and craftsmanship. The Wainhomes' Site Management Team have once again won numerous awards during the last 12 months, including the prestigious NHBC Health & Safety National Award to go alongside a Commended Best Site Award and a Pride in the Job Quality Award. This follows on from the many awards the team has won in previous years.

All new homes will be fitted with the latest in energy saving solar power technology. Harnessing energy from natural light the solar panels provide electricity with low carbon emissions, saving householders money on energy bills.

## The Surrounding Area

The Paddocks is located in Higher Bartle, just a stone's throw from Cottam. Located two miles from the town of Fulwood and four miles from the city of Preston, Higher Bartle is a semi-rural location with plenty of green space and walking routes on the doorstep.

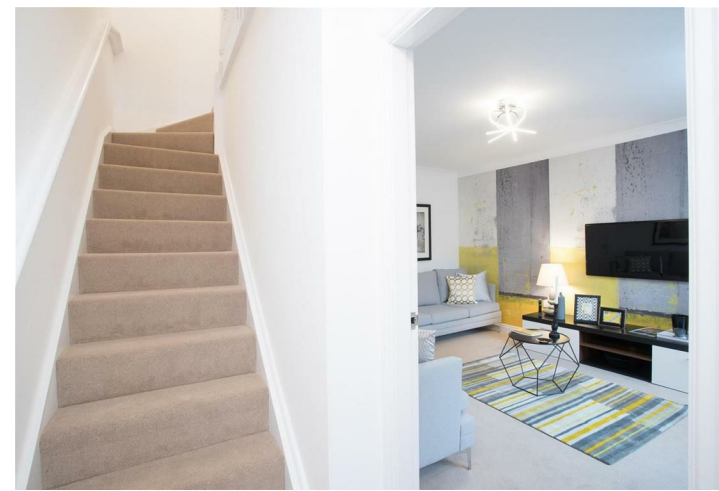
Located just 3.7 miles from the Royal Preston Hospital The Paddocks is ideal for those working in the NHS and medical professions, as well as commuters with the M55/M6 interchange just 3.8 miles away. There is also a new East West link road adjacent to The Paddocks which makes commuting even easier.

The nearest railway station at Preston is on the West Coast Mainline, with regular services to London, Glasgow and Edinburgh. Cottam Primary School and Ashbridge Nursery are both within a short walk and Broughton High School, rated 'outstanding' by Ofsted, is 2.8 miles away.

The location benefits from plenty of family things to do from Ribble Steam Railway, go-karting, Odeon cinema and the Lancashire Infantry Museum to a trampoline park, Bartle Hall, Brockholes and Hills and Hollows nature reserve - you won't run out of ways to keep busy!

## 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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