



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	

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Off Yew Tree Drive, Blackburn, BB2 7EJ

£289,950

The Winchester is an impressive four bedroom three storey home, providing plenty of space for modern family life. On the first floor, you'll find an open plan kitchen/ family dining room, with space for a sociable seating area. This open plan layout creates plenty of space for flexible family living, so you can keep a watchful eye on homework duties, while catching up over a cuppa with friends and family. A set of French doors lead to the garden from both the kitchen and the lounge, ensuring a light, bright and airy home all year round. Open plan living makes family time easy, while the separate lounge is a great space for when you need some relaxing quiet time too. There's plenty of room for the whole family to get cosy after a busy day.

The first floor is home to the master bedroom, which comes with a private en suite shower room. Due to the generous size, you'll find plenty of space for a dressing area too. On the first floor, you'll also find a bathroom with separate shower as well as a bedroom, which is a brilliant option for when you have guests.

On the top floor, you'll find a further two generously sized double bedrooms, as well as a further shower room. Battling over the bathroom in the morning really will become a thing of the past. If you're looking to work from home, one of the bedrooms could comfortably double up as a home office.

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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£289,950



- Four Bedrooms
- Luxury Fitted Kitchen with Choice of Finishes
- Choice of Porcelanosa Tiles in Bathroom/En Suite
- 2 Year Builders Warranty
- Set Over Three Floors
- Spacious Lounge
- Single Integral Garage
- Open Plan Kitchen/Dining Area
- En Suite to Main Bedroom
- 10 Year NHBC Warranty

Ground Floor

Lounge

16'7" x 11'1" (5.05m x 3.38m)

Kitchen/Family Room

16'7" x 9'2" (5.05m x 2.79m)

First Floor

Main Bedroom

16'7" x 11'3" (5.05m x 3.43m)

Bedroom Four

10'9" x 9'2" (3.28m x 2.79m)

Second Floor

Bedroom Two

13'0" x 11'3" (3.96m x 3.43m)

Bedroom Three

13'0" x 9'2" (3.96m x 2.79m)

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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