



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

£172,950

The Bell is a brilliant starter home, an ideal choice for first time buyers who are looking to take the first step onto the property ladder. Featuring the highest specifications, this two bedroom home has been built with practicality at its heart.

On the ground floor you'll find a spacious lounge to relax in after a busy day. The handy understairs storage can be accessed from the lounge, so you hide away any clutter when you have guests round. The open plan kitchen/diner comes with plenty of practical surface and storage, which you can never have too much of. There's also a downstairs cloakroom which is especially useful when you have guests.

The first floor is home to two good sized double bedrooms, as well as a family bathroom. If you're looking to work from home, one of the bedrooms could comfortably double up as a home office, making The Bell an extremely flexible and adaptable home.

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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£172,950



- Two Bedrooms
- Choice of Porcelanosa Tiles in Bathroom
- Save up to £141 per month on mortgage payments with Owen New Rate Reducer
- 2 Year Builders Warranty
- Open Plan Kitchen/Dining Area
- Chrome Heated Towel Rails in Bathroom
- EV Charging Point
- Luxury Fitted Kitchen with Choice of Finishes
- Downstairs WC
- 10 Year NHBC Warranty

Ground Floor

Lounge
14'1 x 9'3 (4.29m x 2.82m)

Kitchen/Dining Area
12'7 x 9'11 (3.84m x 3.02m)

First Floor

Main Bedroom
12'7 x 9'8 (3.84m x 2.95m)

Bedroom Two
12'7 x 8'9 (3.84m x 2.67m)

FIND YOUR 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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