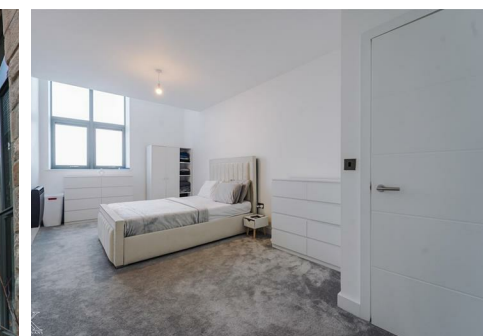


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



| 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.

Northlight Parade, Brierfield, BB9 5EG

Offers Over £160,000

AN EXCEPTIONAL APARTMENT WITHIN A SPECTACULAR COMPLEX

Offering breath-taking views, an abundance of high quality space and a contemporary finish, this exceptional two double bedroom second floor apartment is being proudly welcomed to the market in the sought after location of Brierfield. With two bathrooms, open plan living and kitchen space and neutral decoration, this property is the perfect downsize or rental investment truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Burnley, Nelson, Colne and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious open plan kitchen living space, two double bedrooms, a modern fitted bathroom, utility room and storage cupboard. The main bedroom benefits from an en suite shower room. The open plan kitchen living space boasts stunning countryside views, integrated appliances and modern wall and base units. Externally, there is ample communal parking, underground secure parking, stunning communal gardens, canal walks, coffee shops and secure reception area.

For further information or to arrange a viewing please contact our Burnley branch at your earliest convenience.

Northlight Parade, Brierfield, BB9 5EG

Offers Over £160,000



- Immaculate Second Floor Apartment
- Open Plan Living
- Secure Parking
- EPC Rating TBC
- Two Bedrooms
- Complete Blank Canvas
- Tenure Leasehold
- Two Bathrooms
- Communal Gardens
- Council Tax Band A

Entrance Hall

27'8 x 5'10 (8.43m x 1.78m)

Composite front door, electric heater, smoke detector, wood effect laminate flooring, doors leading to open plan kitchen/living area, two bedrooms, bathroom, utility and storage cupboard.

Open Plan Kitchen/Living Area

30'1 x 15'6 (9.17m x 4.72m)

Two aluminium double glazed windows, electric heater, range of wall and base units with marble effect laminate worktops and upstands, stainless steel one and a half bowl sink and drainer with high spout mixer tap, integrated electric oven with four ring induction hob and extractor hood, stainless steel splashback, integrated fridge freezer and dishwasher, spotlights, smoke detector, television point, and part wood effect laminate flooring.

Bedroom One

21'6 x 9'9 (6.55m x 2.97m)

Aluminium double glazed window, electric heater, television point and door to en suite.

En Suite

8 x 5'11 (2.44m x 1.80m)

Central heated towel rail, direct feed rainfall shower enclosed with rinse head, dual flush WC, wall mounted wash basin with mixer tap, fully tiled elevations, spotlights, extractor fan and tiled flooring.

Bedroom Two

15'1 x 12'5 (4.60m x 3.78m)

Hardwood single glazed window, electric heater and television point.

Bathroom

8'2 x 6'9 (2.49m x 2.06m)

Central heated towel rail, tiled panel bath with mixer tap and direct feed shower, wall mounted wash basin with mixer tap, dual flush WC, fully tiled elevations, spotlights and tiled flooring.

Utility

6'11 x 6'9 (2.11m x 2.06m)

Plumbing for washing machine, space for dryer, water tank and wood effect laminate flooring.

Exterior

Secure reception area, communal parking, underground secure parking and communal gardens.

