

Because life is

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Real

10 Valley Mill Court  
Laneshawbridge  
BB8 7ND



For Sale

Reduced £365,000

- 4/5 Bedroom town house
- Sought after location
- Ideal for a growing family
- Stunning kitchen diner with appliances
- Lounge with media wall & wood burning stove

- Utility & two piece cloak room
- Master bedroom with en-suite
- 2nd Double bedroom with en-suite
- Garage & driveway
- Private garden backing onto the River Laneshaw



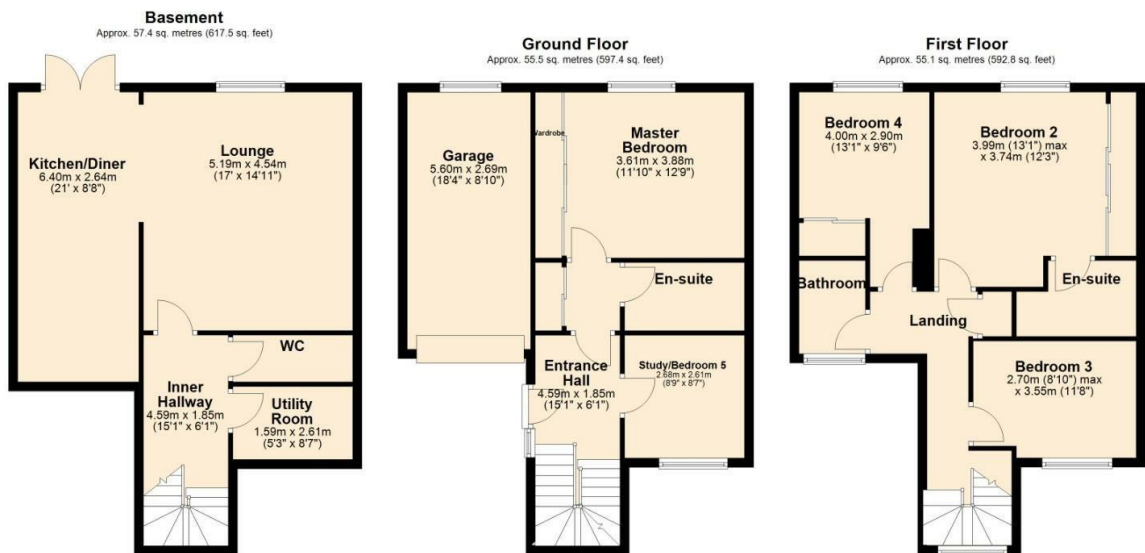
This stunning four-bedroom family home, located on a popular estate in the sought-after village of Laneshawbridge, offers an exceptional opportunity to acquire a property finished to an impeccable standard—a true credit to its current owners. With a brand-new kitchen featuring integrated Bosch & Neff appliances and Quooker instant hot water tap, a spacious lounge with a media wall and a cozy Multifuel fire, and a garage with a remote-controlled up-and-over door, this home is designed for modern living.

The property boasts many noteworthy features, briefly comprising an entrance hallway, a study/bedroom 5, a master bedroom, and a stylish three-piece shower room on the main floor. The lower ground floor presents a large living room, a contemporary fitted dining kitchen with garden access, a utility room, and a W.C., making it a perfect space for entertaining and family life.

On the first floor, you will find three generously sized double bedrooms, including one with an ensuite shower room, and a luxurious three-piece bathroom suite. Each room has been thoughtfully designed to maximize space and natural light, creating a bright and welcoming atmosphere throughout the home.

Externally, the property offers excellent outdoor space. To the front, there is a block-paved driveway providing off-road parking, as well as access to the garage. To the rear, the enclosed garden is a private haven, featuring a raised decked seating area, a paved patio, an artificial grass lawn, outdoor lighting, and power sockets—perfect for relaxing or entertaining.

Conveniently located, this property is just a short drive from local amenities, with primary and secondary schools within walking distance. The M65 motorway is only a ten-minute drive away, offering excellent transport links to Burnley, Preston, Manchester, and beyond. Early viewing is highly recommended to avoid disappointment. Don't miss the chance to make this exceptional home yours!



Total area: approx. 167.9 sq. metres (1807.7 sq. feet)

All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them. Plan produced using PlanUp.

10 Valley Mill Court, Laneshawbridge



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