





Hilton &  
Horsfall



## Northlight Parade, Brierfield

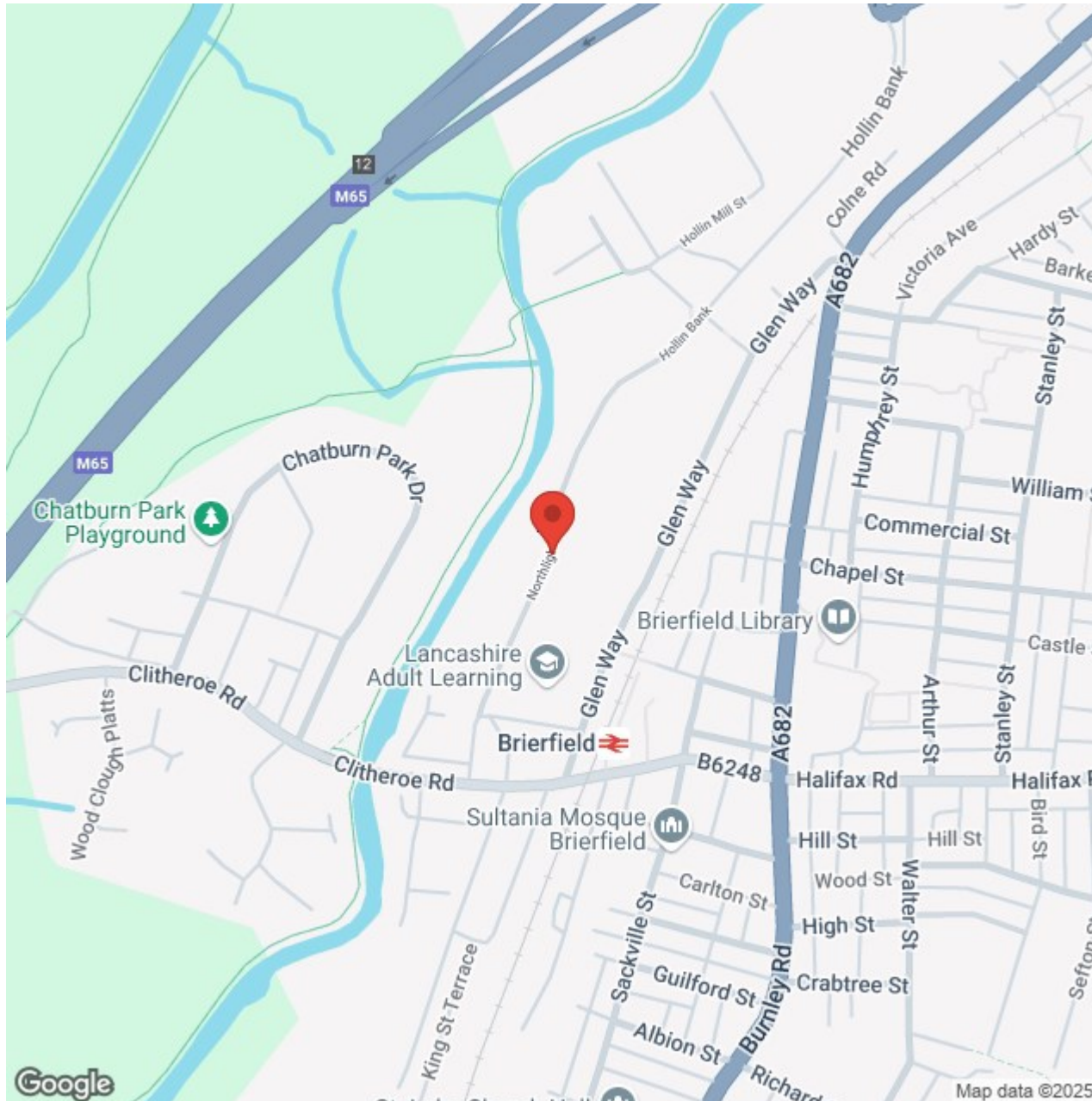
### Offers In The Region Of £169,950

- Third Floor Apartment • Far Reaching Views • Spacious Apartment • On Site Facilities

Northlight Parade is a stunning complex of Apartments located just off the M65 motorway. Providing easy access through to neighbouring towns and cities such as: Burnley, Blackburn and Preston. This apartment is located on the third floor which can be accessed via a staircase or lifts. Apartment 306 has been kept to a modern standard and briefly comprises of: a welcoming entrance hallway, two bedrooms with one having an en-suite shower room, modern three piece bathroom suite, storage cupboard, utility room and an open plan living / kitchen space. Externally to the rear elevation is communal grounds with parking spaces. This particular apartment has an allocated indoor parking space.











## Lancashire

Northlight Parade is a stunning complex of Apartments located just off the M65 motorway. Providing easy access through to neighbouring towns and cities such as: Burnley, Blackburn and Preston. This apartment is located on the third floor which can be accessed via a staircase or lifts. Apartment 306 has been kept to a modern standard and briefly comprises of: a welcoming entrance hallway, two bedrooms with one having an en-suite shower room, modern three piece bathroom suite, storage cupboard, utility room and an open plan living / kitchen space. Externally to the rear elevation is communal grounds with parking spaces. This particular apartment has an allocated indoor parking space.

### THIRD FLOOR

This apartment is situated on the third floor, can be accessed via staircase or lifts.

### ENTRANCE HALLWAY

A welcoming entrance hallway with wood effect flooring and storage cupboard with doors leading to:

### LIVING ROOM / KITCHEN 14'4" x 29'5" (4.39m x 8.98m)

A bright and airy living room through to kitchen having wood effect flooring, space for settees, television point, 2x electric radiators, recessed LED spotlights, fitted base units with contrasting worktops, inset sink with chrome mixer tap, AEG oven / grill, AEG 4 ring induction hob with chrome extractor hood above, Beko dishwasher, integrated fridge / freezer, smoke detector, air extraction fan and double glazed windows to the front and side elevation.

### BEDROOM ONE 12'9" x 14'5" (3.91m x 4.40m )

A bedroom of double proportions with wood effect flooring, space for wardrobe and drawers, electric radiator, double glazed windows to the side elevation and a door leading through to the en-suite.

### EN-SUITE SHOWER ROOM

A modern three piece en-suite shower room comprising of: tiled flooring, part tiled walls, shower cubicle with rainfall shower head, push button w.c, wall mounted sink with chrome mixer tap, shaving point, heated chrome towel rack, recessed LED spotlights, air extraction fan and double glazed window to the side elevation.

### BEDROOM TWO 11'10" x 14'6" (3.63m x 4.42m )

Another bedroom of double proportions with wood effect flooring, space for a wardrobe and drawers, electric radiator and double glazed window to the side elevation.

### BATHROOM

A three piece bathroom suite comprising of: tiled flooring, part tiled walls, bath tub with chrome mixer tap and glass shower screen, wall mounted sink with chrome mixer tap, push button w.c, shaving point, heated chrome towel rack, recessed LED spotlights and an air extraction fan.

### EXTERNALLY

Externally are communal grounds with ample parking spaces.

### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/northlight-parade>

### PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in

any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

### PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. [www.hilton-horsfall.co.uk](http://www.hilton-horsfall.co.uk)



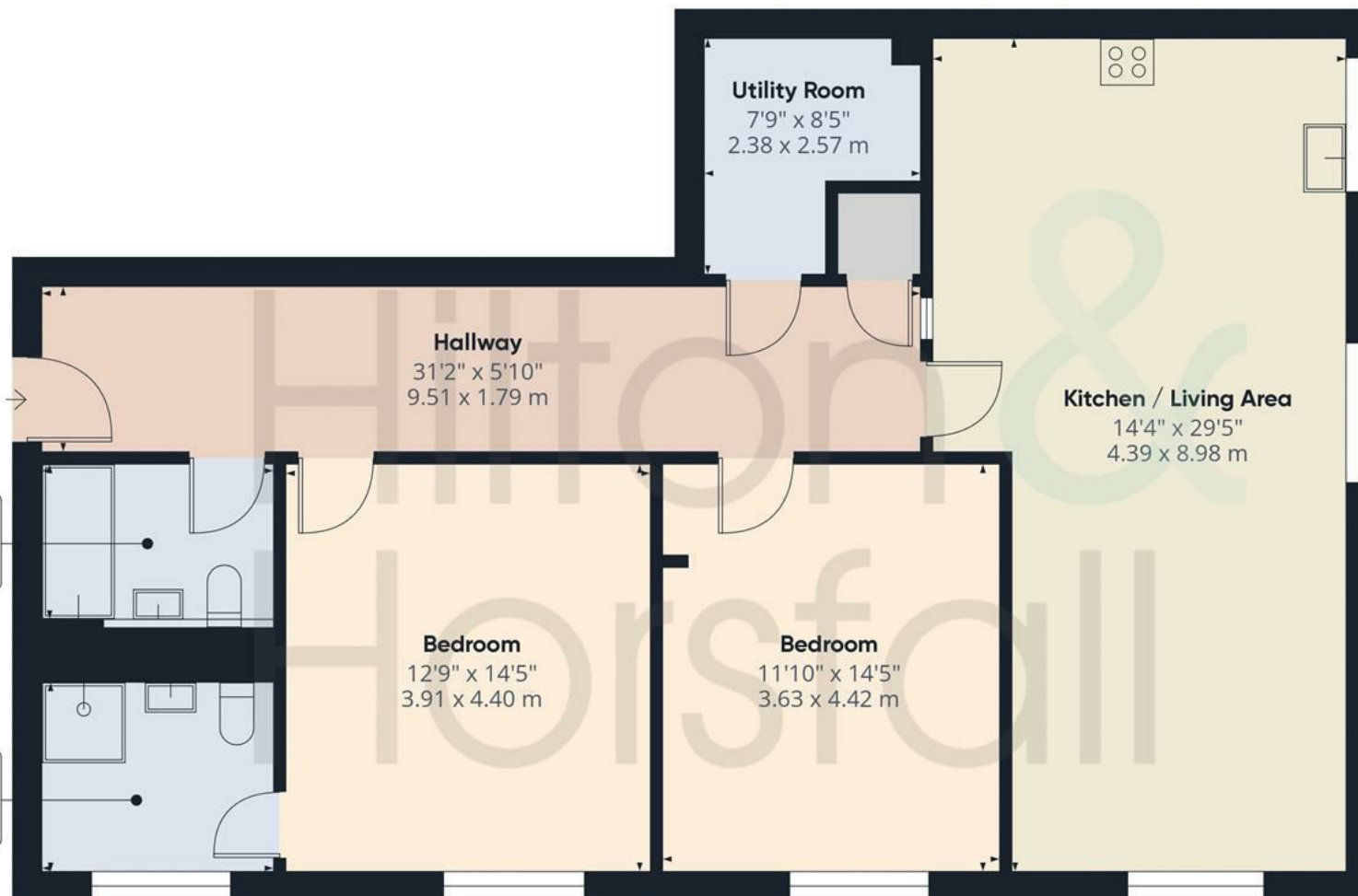


BB9 5EG

## OUTSIDE

Externally are communal grounds with ample parking spaces.





Approximate total area<sup>(1)</sup>

1148.4 ft<sup>2</sup>

106.69 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.







Hilton &  
Horsfall

75 Gisburn Road  
Barrowford  
Lancashire  
BB9 6DX

w. [hilton-horsfall.co.uk](http://hilton-horsfall.co.uk)  
t. [01282 560024](tel:01282560024)

20 Wellgate  
Clitheroe  
Lancashire  
BB7 2DP

w. [hilton-horsfall.co.uk](http://hilton-horsfall.co.uk)  
t. [01200 435667](tel:01200435667)