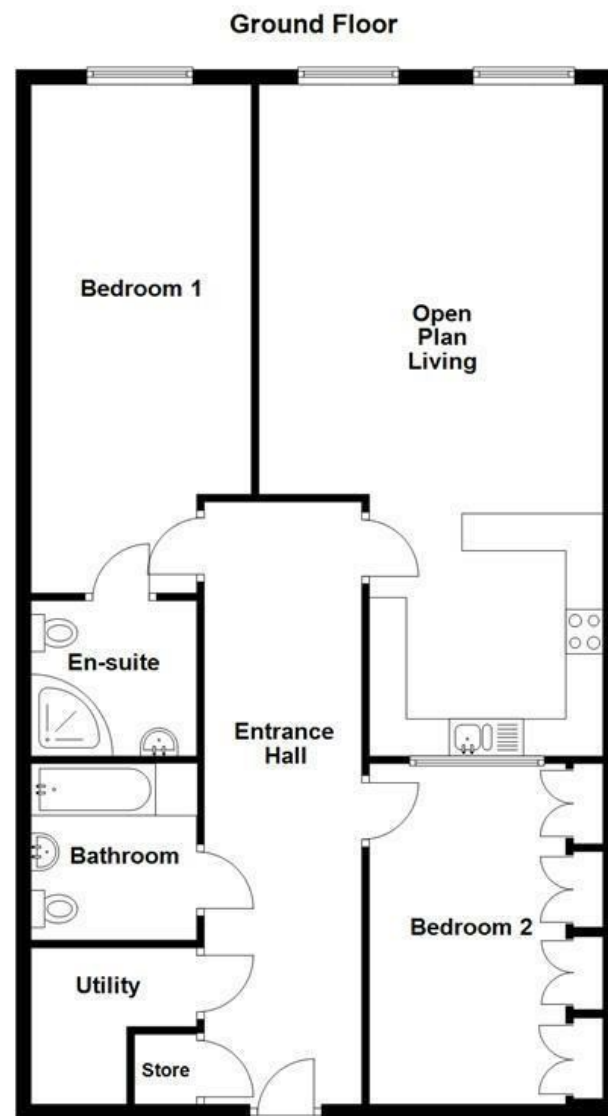




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Northlight Parade, Brierfield, BB9 5EG

£165,000

IMPRESSIVE TWO BEDROOM APARTMENT

Located in the charming area of Northlight Parade, Brierfield, Nelson, this stunning two-bedroom apartment offers a delightful blend of modern living and picturesque views of Pendle Hill. The property boasts two generously sized double bedrooms, including a master suite complete with a gorgeous en suite bathroom, ensuring both comfort and privacy.

The heart of the home is a contemporary open-plan kitchen that seamlessly flows into a stylish lounge, creating an inviting space perfect for both relaxation and entertaining. The tasteful decor throughout the apartment enhances its appeal, making it a truly welcoming environment. Additionally, the modern family bathroom and separate utility room provide practicality and convenience for everyday living.

Residents of this exceptional apartment benefit from a range of communal amenities, including a lounge reception area, a coffee shop, and a gym, fostering a sense of community and offering opportunities for leisure and socialising. For added convenience, the property includes its own underground parking space, ensuring secure and easy access.

This apartment is not just a home; it is a lifestyle choice, combining comfort, modernity, and a vibrant community atmosphere. With its stunning views and excellent facilities, this property is an ideal opportunity for those seeking a contemporary living experience in a picturesque setting.

Northlight Parade, Brierfield, BB9 5EG

£165,000

**2**

**2**

**1**

**D**

- Beautifully Presented Apartment
 - Open Plan Living
 - Underground Secure Parking
 - EPC Rating D
- Two Bedrooms
 - Modern Fixtures and Fittings
 - Tenure Leasehold
- Two Bathrooms
 - Communal Gardens
 - Council Tax Band A

Entrance

Communal entrance with security door to hall.

Hall

26'5 x 5'10 (8.05m x 1.78m)
Electric heater, wood effect flooring, doors leading to open plan kitchen/living area, two bedrooms, bathroom, utility and store.

Open Plan Kitchen/Living Area

Two UPVC double glazed windows, electric heater, range of high gloss wall and base units with quartz work surfaces and upstands, stainless steel one and a half bowl sink and drainer with mixer tap, integrated oven, four ring AEG induction hob and extractor hood, stainless steel splashback, integrated fridge freezer, integrated dishwasher, plinth lighting, spotlights, smoke detector, pendant lighting and wood effect flooring.

Bedroom One

22'5 x 9'9 (6.83m x 2.97m)
UPVC double glazed window, electric heater and door to en suite.

En Suite

6'10 x 5'10 (2.08m x 1.78m)
Central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, direct feed rainfall shower enclosed, partially tiled elevations, spotlights and tiled flooring.

Bedroom Two

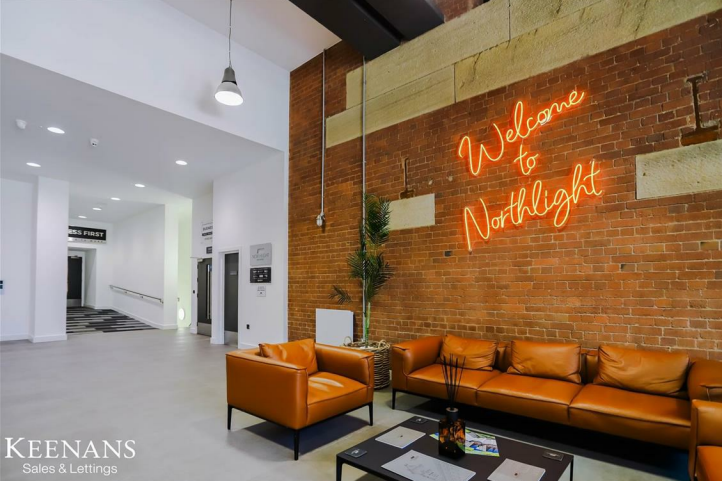
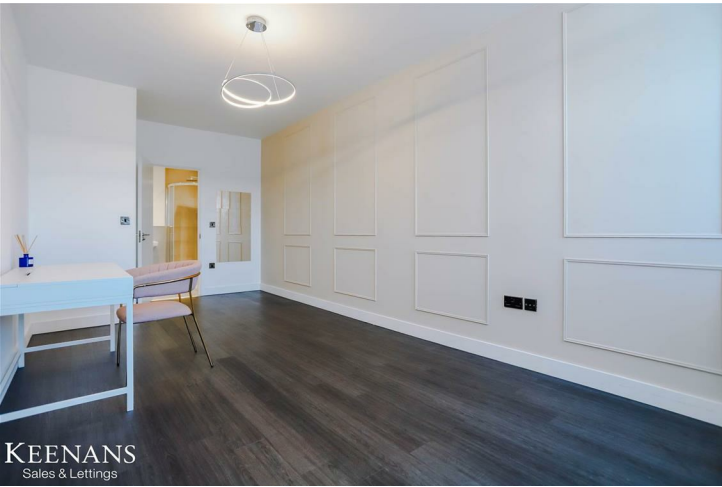
15'0 x 10'4 (4.57m x 3.15m)
Hardwood single glazed window to kitchen, electric heater and fitted wardrobes.

Bathroom

7'10 x 5'6 (2.39m x 1.68m)
Central heated towel rail, panel bath with mixer tap and overhead direct feed shower, wall mounted wash basin with mixer tap, dual flush WC, partially tiled elevations, spotlights and tiled flooring.

External

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



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