





Hilton &  
Horsfall



BB9 5NN

## Nortlight Parade, Brierfield

### Offers In The Region Of £169,950

- Spacious third-floor apartment in a prestigious mill conversion
- Two double bedrooms, including a master with ensuite shower room
- Impressive open-plan kitchen, dining and living space with far-reaching views
- Contemporary bathroom plus additional storage/utility space
- Designated covered parking within secure residents' car park
- Excellent location close to Brierfield station, M65 motorway & local amenities

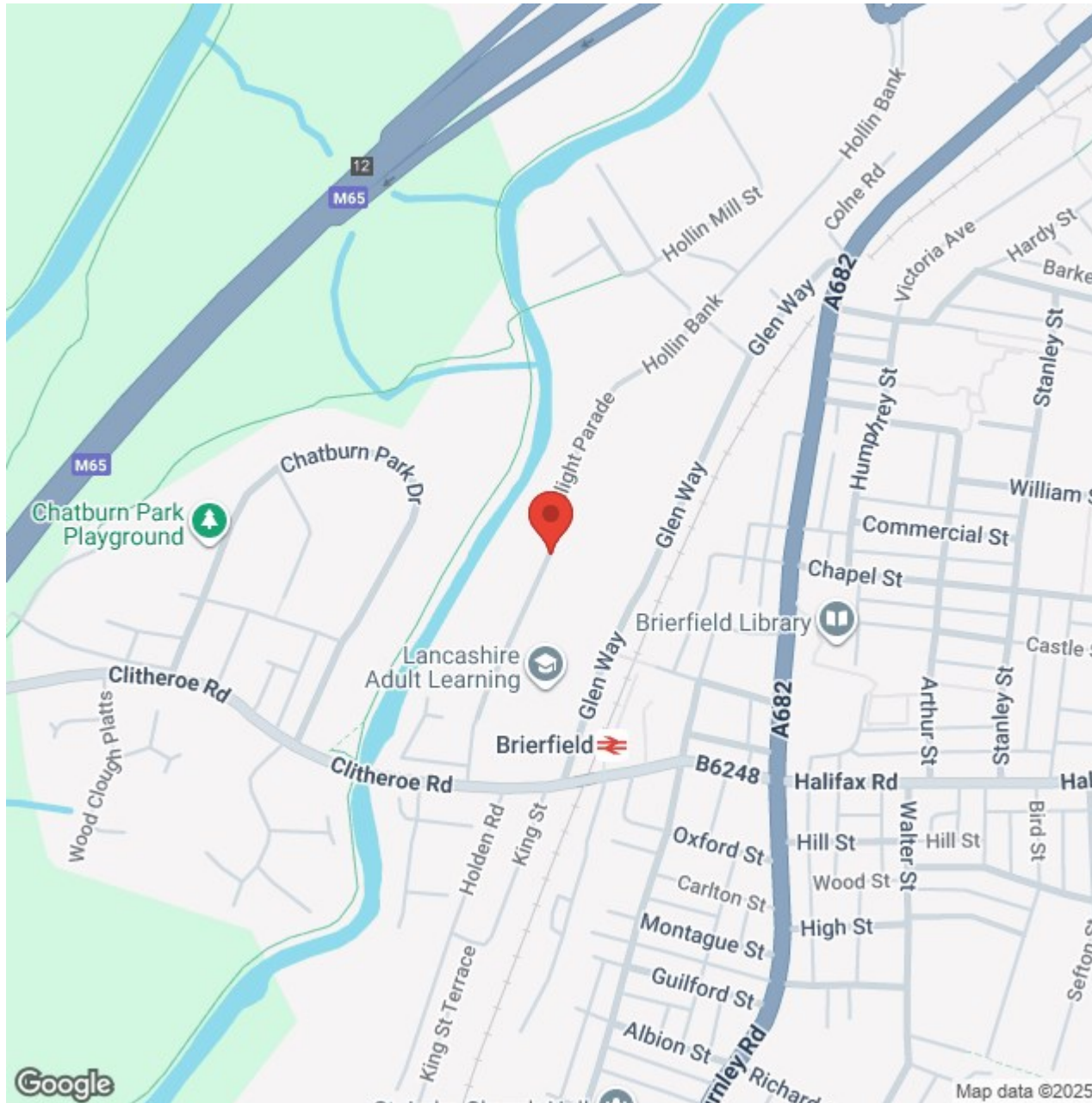
We are delighted to offer to the market this stunning two-bedroom apartment located on the third floor of the landmark Nortlight development in Brierfield. Set within a sympathetically converted mill, this spacious home blends stylish contemporary living with the character of its industrial heritage.

The property boasts an impressive open-plan kitchen and living area, two generously sized double bedrooms (the principal with ensuite), a sleek main bathroom, and a welcoming hallway with storage. Large mill-style windows flood the living spaces with natural light while offering far-reaching views across the surrounding landscape.

Benefitting from a designated covered parking space, secure entry system, and lift access to all floors, this apartment is ideal for those seeking both convenience and modern comfort within an iconic setting.











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## Lancashire

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### THIRD FLOOR

#### ENTRANCE HALLWAY

A spacious and welcoming hallway, finished with wood-effect flooring and neutral décor. The hallway provides access to all principal rooms within the apartment and includes a feature column, recessed lighting, and multiple storage cupboards, including a useful boiler/utility room.

#### STORAGE / UTILITY ROOM

A useful storage space ideal for laundry appliances, cleaning equipment, or general household storage.

#### LIVING ROOM / BREAKFAST KITCHEN

An impressive open-plan kitchen, dining and living space, filled with natural light courtesy of the large mill-style windows which offer far-reaching views across the surrounding landscape. The kitchen is fitted with a modern range of sleek, handleless units complemented by quality work surfaces, integrated oven, hob with extractor, stainless steel sink and breakfast bar seating. Pendant lighting and a central feature column add a stylish industrial touch, in keeping with the building's heritage. The living and dining areas provide an abundance of space for both everyday living and entertaining, with neutral décor and soft carpeting creating a bright and welcoming atmosphere.

#### BEDROOM ONE

A superbly sized double bedroom, complete with its own private ensuite shower room. This light and airy space benefits from a large feature window enjoying far-reaching views, neutral décor, and fitted carpeting. Ample room is provided for wardrobes and storage, making it an ideal principal bedroom.

#### ENSUITE SHOWER ROOM

A contemporary en suite fitted with a corner shower enclosure and chrome fittings, low-level WC, and wall-mounted wash basin with

mixer tap. Finished with neutral wall and floor tiling, chrome heated towel rail, and inset ceiling spotlights, creating a sleek and modern finish.

#### BEDROOM TWO

A generously proportioned double bedroom. Finished in a modern neutral décor with soft fitted carpeting, this room offers ample space for freestanding furniture and storage. A high internal window provides additional borrowed light from the living area, enhancing the bright and airy feel.

#### BATHROOM

A stylish three-piece bathroom suite comprising a panelled bath with overhead shower and glass screen, low-level WC, and wall-mounted wash basin. The room is finished with sleek wall and floor tiling, an illuminated mirror, chrome heated towel rail, and recessed ceiling spotlights, giving it a bright and contemporary feel.

#### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/305-northlight>

#### CAR PARKING

The property benefits from a designated covered parking space located within the secure residents' car park. The parking area is well-lit, easily accessible, and conveniently positioned within the Northlight development, providing both security and practicality.

#### LOCATION

Northlight is a prestigious residential development positioned within the heart of Brierfield, Lancashire, offering a unique lifestyle in one of the region's most distinctive historic mill conversions. The development sits within easy reach of local amenities, schools, and transport links, including Brierfield railway station and convenient access to the M65 motorway network, providing straightforward connections to Burnley, Colne, Preston, and beyond. Residents also benefit from the wider Northlight complex, which is home to leisure and cultural facilities, beautiful landscaped surroundings, and direct access to canal-side walks. The area offers a balance of town convenience and countryside charm, with the scenic Pendle countryside just a short drive away.

#### LEISURE & FITNESS ON-SITE

Residents enjoy access to a state-of-the-art leisure hub, The Leisure Box, operated by Burnley FC in the Community. Facilities include an indoor 4G football pitch, 'clip 'n' climb' adventure course, dance studio, sports hall, cricket nets, gym, and more. Additionally, a fully equipped on-site gym comes with a one-year complimentary membership, making staying active effortless

#### CAFE & SOCIAL SPACES

Right at your doorstep: Black Sheep Coffee, serving artisan coffee and light fare—a sociable spot to relax, meet, or recharge

#### STORAGE & INDUSTRIAL SUPPORT

Self-storage units (70+), complete with 24-hour Noke app access, free Wi-Fi, break areas, meeting rooms, and moving equipment like forklifts—all located within the secure mill complex

#### WORK & BUSINESS AMENITIES

Contemporary offices & co-working areas, with flexible private or hot desk space, reception, meeting rooms, complimentary refreshments, superfast broadband, collaboration lounges, and 24/7 secure access

#### SUMMARY

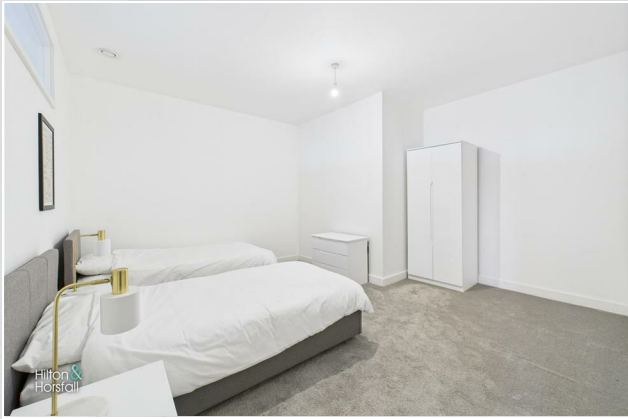
Northlight is more than a home—it's a thriving destination. Residents benefit from an unmatched combination of leisure, social, workplace, and cultural amenities, all enveloped within a beautifully restored historic mill. Perfect for those seeking a contemporary lifestyle rooted in community, convenience, and character.

#### 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.

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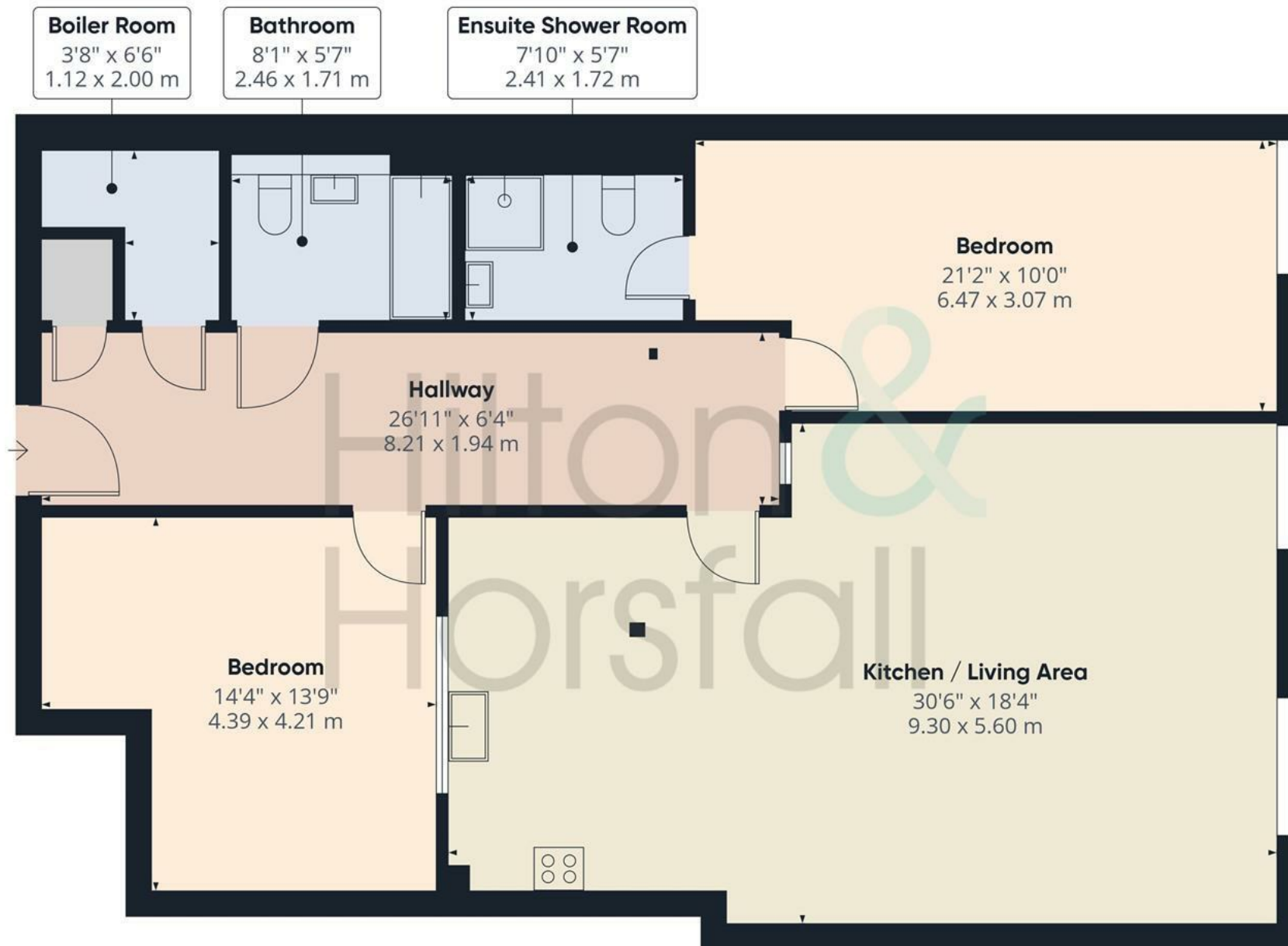


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## OUTSIDE

Northlight is a striking Grade II listed mill conversion, combining heritage character with contemporary living. The development features secure communal grounds, landscaped areas, canal-side views, and excellent on-site facilities including a coffee shop, leisure and fitness centre, and co-working spaces. The apartment also benefits from a designated covered parking space within the secure residents' car park.



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

1202 ft<sup>2</sup>

111.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.









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