

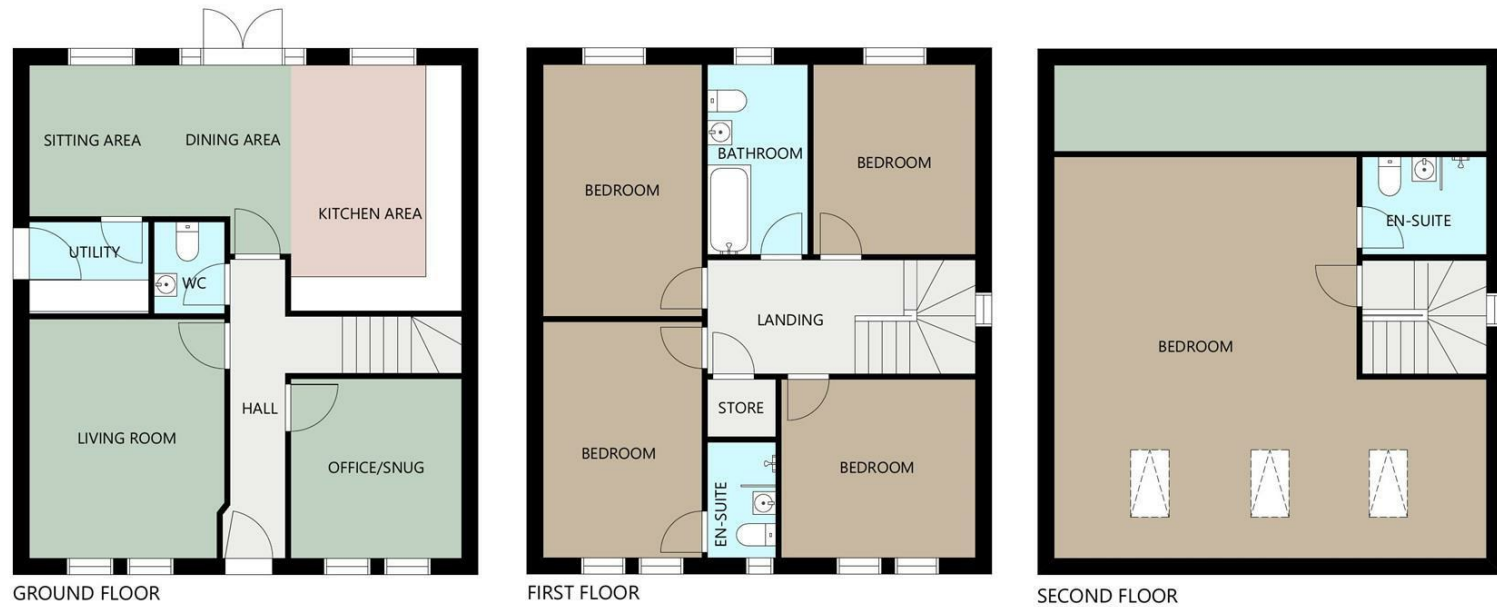


Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BLO 9HX

**CHARLES LOUIS**

HOMES LIMITED

E [propertyenquiries@charleslouis.co.uk](mailto:propertyenquiries@charleslouis.co.uk)  
T 0161 959 0166  
[www.charleslouishomes.co.uk](http://www.charleslouishomes.co.uk)



**Directions**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

**The Birch John Hallows Way**

Newchurch-In-Pendle, Burnley, BB12 9JL

**Price guide £525,000**



- Immaculate Five Bedroom Detached Stone Property
- Stamp Duty Paid On Selected Properties
- Panoramic Views Over Surrounding Countryside
- Open Plan Kitchen, Diner & Family Room
- Family Bathroom, Two En-Suites plus Downstairs WC
- Set Over Three Levels & Finished To A High Standard
- Large Rear Garden, Garage & Driveway Parking
- A Must See!!! To Appreciate Location, Size & Finish Of Property

# The Birch John Hallows Way

## Newchurch-In-Pendle, Burnley, BB12 9JL

\*\*\*A MUST SEE!!!\*\*FIVE BEDROOM DETACHED, OVER THREE LEVELS\*\*OPEN PLAN KITCHEN/DINER\*\*SET IN A CONSERVATION AREA\*\*SURROUNDED BY STUNNING COUNTRYSIDE VIEWS\*\*FINISHED TO A HIGH STANDARD THROUGHOUT\*\*\*Charles Louis Homes are pleased to bring to the market this five bedroom detached house, set over three levels. The property is set in a conservation areas and is surrounded by countryside views. The property in brief benefits from a hallway leading to living room, snug room and open plan kitchen/breakfast room to the rear with family room & views overlooking the countryside. The property also has separate utility room and downstairs WC. To the first floor we have four bedrooms, one with an en-suite and a family bathroom. To the second floor we have a stunning master bedroom with dressing area and an en-suite.

Please call Charles Louis Homes office for full information & to register your interest on 0161 959 0166.

### Entrance Hallway

6'4 x 10'5 (1.93m x 3.18m)  
Solid Accoya wood front door with feature arch window

### Snug Room

9'7 x 10'5 (2.92m x 3.18m)  
Solid Accoya wood double glazed window with front elevation with stunning countryside views, air source heat pump and under floor heating, inset LED spot lights.



### Living Room

11'4 x 13'3 (3.45m x 4.04m)  
Solid Accoya wood double glazed window with front elevation with stunning countryside views, air source heat pump and under floor heating, inset LED spot lights.



### Open Plan Kitchen/Diner & Family Room

13'7 x 14'3, 11'10 x 9'5 (4.14m x 4.34m, 3.61m x 2.87m)  
A solid Accoya wood double glazed window with rear elevation, open plan access to family Orangery. Inset LED spot lights with feature lighting over kitchen island, air source heat pump and underfloor heating. Fitted with a range of shaker style wall and base units, inset sink with mixer tap and quartz worktops, Bosh multi-function double oven and induction hob, integrated dishwasher and fridge freezer.



### Utility Room

7'0 x 5'0 (2.13m x 1.52m)

### Downstairs WC

3'10 x 5'0 (1.17m x 1.52m)  
Air source heat pump and under floor heating, inset LED spot lights, fitted bathroom suite consisting of a low level WC and hand wash basin, tiled flooring.

### First Floor Landing

### Bedroom Two

9'5 x 14'7 (2.87m x 4.45m)  
Solid Accoya wood double glazed window with front elevation, air source heat pump and under floor heating, inset LED spot lights.



### Bedroom Three

9'4 x 13'8 (2.84m x 4.17m)  
Solid Accoya wood double glazed window with front elevation, air source heat pump and under floor heating, inset LED spot lights.



### En-Suite

3'8 x 6'11 (1.12m x 2.11m)  
Solid Accoya wood double glazed window with front elevation, air source heat pump and under floor heating, chrome heated towel rail, inset LED spot lights, fitted with a 3 piece bathroom suite consisting of a low level WC, hand wash basin with vanity unit and walk in shower enclosure with overhead shower

### Bedroom Four

8'5 x 11'0 (2.57m x 3.35m)  
Solid Accoya wood double glazed window with rear elevation, air source heat pump and under floor heating, inset LED spot lights.



### Bedroom Five

10'7 x 10'4 (3.23m x 3.15m)  
Solid Accoya wood double glazed window with rear elevation, air source heat pump and under floor heating, inset LED spot lights.



### Family Bathroom

Solid Accoya wood double glazed window with front elevation, air source heat pump and under floor heating, chrome heated towel rail, inset LED spot lights, fitted with a 4 piece bathroom suite consisting of a low level WC, hand wash basin with vanity unit and walk in shower and free standing bath.



### Second Floor

### Master Bedroom & Dressing Room

17'11 x 19'8 (5.46m x 5.99m)  
Three double glazed window Velux windows, air source heat pump and under floor heating, inset LED spot lights, vaulted ceiling and access to the en-suite.



### En-Suite

Air source heat pump and under floor heating, chrome heated towel rail, inset LED spot lights, fitted with a 3 piece bathroom suite consisting of a low level WC, hand wash basin with vanity unit and a walk in shower enclosure with an over head shower.



### Rear Garden



### Garage & Driveway Parking

### External

