

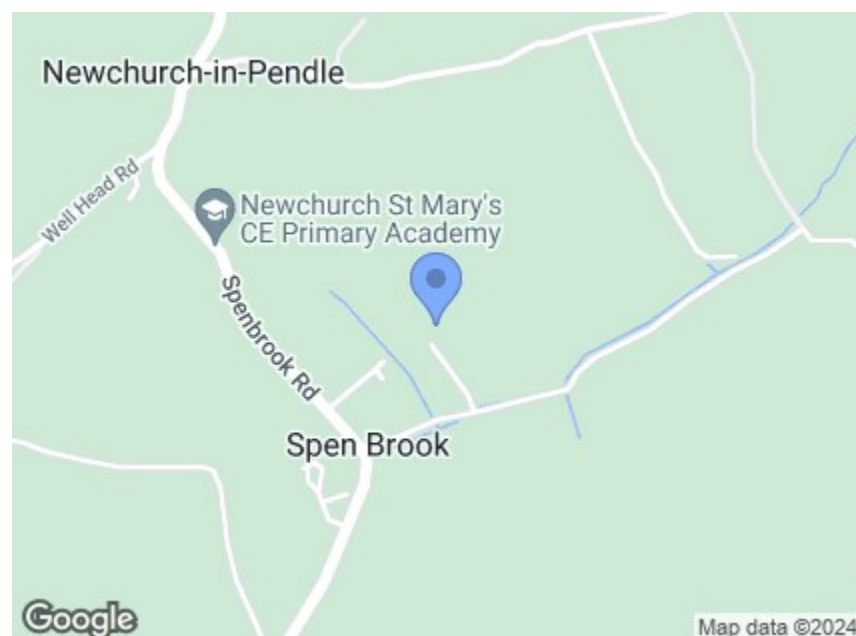


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CHARLES LOUIS

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Directions

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

Spenbrook, The Mill John Hallows Way

Newchurch-In-Pendle, Burnley, BB12 9JL

Prices from £310,000



- Last Few Three Bedroom Town Houses Remaining
- Sold With No Chain
- Open Plan Kitchen, Dining & Family Room
- Rear Garden With Allocated Parking for Two Vehicles
- Set Over Three Levels & Finished To A High Standard
- Stunning Views Overlooking Countryside
- Family Bathroom & Downstairs WC
- A Must See!!! To Appreciate Finish, Location & Charm Of Development

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

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*****LAST FEW REMAINING PLOTS AVAILABLE**STUNNING COUNTRYSIDE VIEWS**A PRESTIGIOUS COLLECTION OF FAMILY HOMES FINISHED TO THE HIGHEST STANDARD*****

Find your forever home at Spenbrook and discover the fantastic countryside location and houses finished to the highest specification. Which ever prestigious town houses built within the historic 19th century mill walls you choose, you will find yourself in an idyllic setting and in a home built and finished to an outstanding standard.

This prestigious town house style property has been sympathetically built within the walls of the 19th century cotton mill ensuring that each home is unique and full of character. Set over three floors, this collection of three bedroomed homes have ample parking and gardens and represent a fantastic opportunity to live in this truly stunning area of natural beauty and to be part of this prestigious community.

The townhouses benefit from open plan kitchen/diner and family room downstairs with downstairs WC and French doors opening into the garden with panoramic views. To the first floor, there are two double bedrooms, and a family bathroom. To the second floor is a third bedroom. Externally there is a private garden and allocated parking for two vehicles, with visitors parking also.

Open Plan Kitchen Diner & Family Room

The downstairs accommodation in the town houses are all open plan living and are fitted with a range of shaker style wall and base units with integrated appliances and quartz worktops, laminate wood flooring, electric heaters and French doors leading out the rear garden.

Downstairs WC

Fitted with a modern two piece suite, comprising of low level WC and hand wash basin.

First Floor

Access to two bedrooms, family bathroom and stairs to second floor.

Bedroom One

Fitted with wooden double glazed windows with stunning countryside views, electric heater and lighting.

Bedroom Two

Fitted with wooden double glazed windows with countryside views, electric heater and lighting.

Family Bathroom

Fitted with a three piece modern bathroom suite comprising of low level WC, hand wash basin, bath & shower above, tiled and lighting.

Second Floor

Access to master bedroom

Bedroom Three

Fitted with wooden double glazed velux windows with electric heater and lighting.

Rear Garden

Private rear garden surrounded with wooden fencing, gate access, patio area and lawn with countryside walks surrounding the development.

Front External & Parking

Stairs leading to front door, external light and allocated parking for two vehicles on car park to side of development.