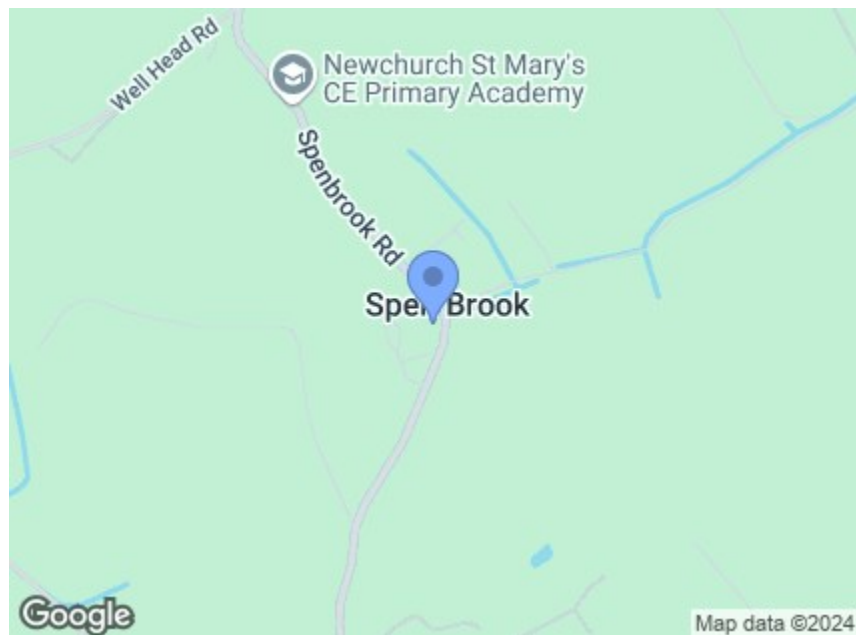
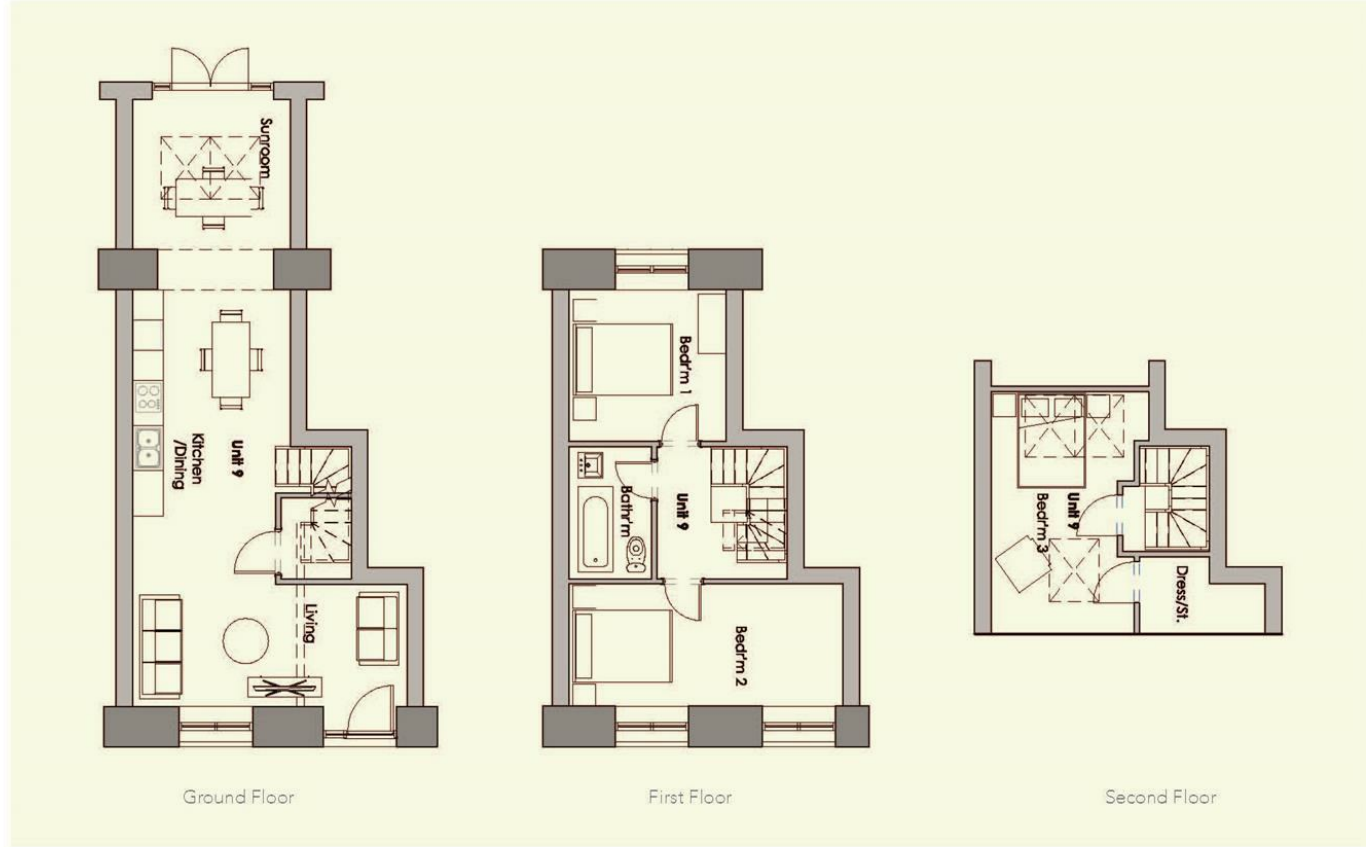


MP9

SPENBROOK | THE SPENBROOK MILL RESIDENCES



**Directions**

Join the A56 towards Blackburn, keep left to continue on Haslingden Byp/A56, at Rising Bridge Roundabout, take the 2nd exit onto Accrington Bypass/A56. At Hapton Interchange, take the 2nd exit onto A6068. After 15.6m turn left onto St Anne's Way, after 15.7m turn left onto Noggarth Rd. Turn left onto Heights Ln, turn left and continue onto Spenbrook Rd. Continue onto Cross Ln/Newchurch Village. Destination will be on the right. Arrive: Spenbrook Mill, Spenbrook Road, Newchurch-in-Pendle, Burnley, UK



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**2 Burton's Mill**  
Newchurch-in-Pendle, Burnley, BB12 9NF  
**£300,000**



- A Prestigious Collection Of Ten Converted Town Houses
- Three Bedrooms & Dressing Area
- Open Plan Kitchen, Dining & Family Room
- Rear Garden With Allocated Parking
- Set Over Three Levels & Finished To A High Standard
- Stunning Views Overlooking Countryside
- Family Bathroom & Downstairs WC
- A Must See!!! To Appreciate High Standard 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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# 2 Burton's Mill

Newchurch-in-Pendle, Burnely, BB12 9NF

**\*\*STAMP DUTY CONTRIBUTIONS\*\* DEVELOPER INCENTIVES UPTO £10,000 ON CERTAIN PLOTS\*\*PART EXCHANGE AVAILABLE\*\***

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 master bedroom and dressing room. Externally there is a private garden and allocated parking for two vehicles, with visitors parking also.

**\*\*Some of our images are virtually enhanced\*\***

## 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 with stunning countryside views.

## 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 Two

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

## Bedroom Three

Fitted with wooden double glazed windows with stunning 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, en-suite and dressing area.

## Master Bedroom

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

## Dressing Room

Space for cupboards and dressing area, with lighting.

## Rear Garden

Private rear garden surrounded with wooden fencing, gate access, patio area and lawn with stunning views over countryside.