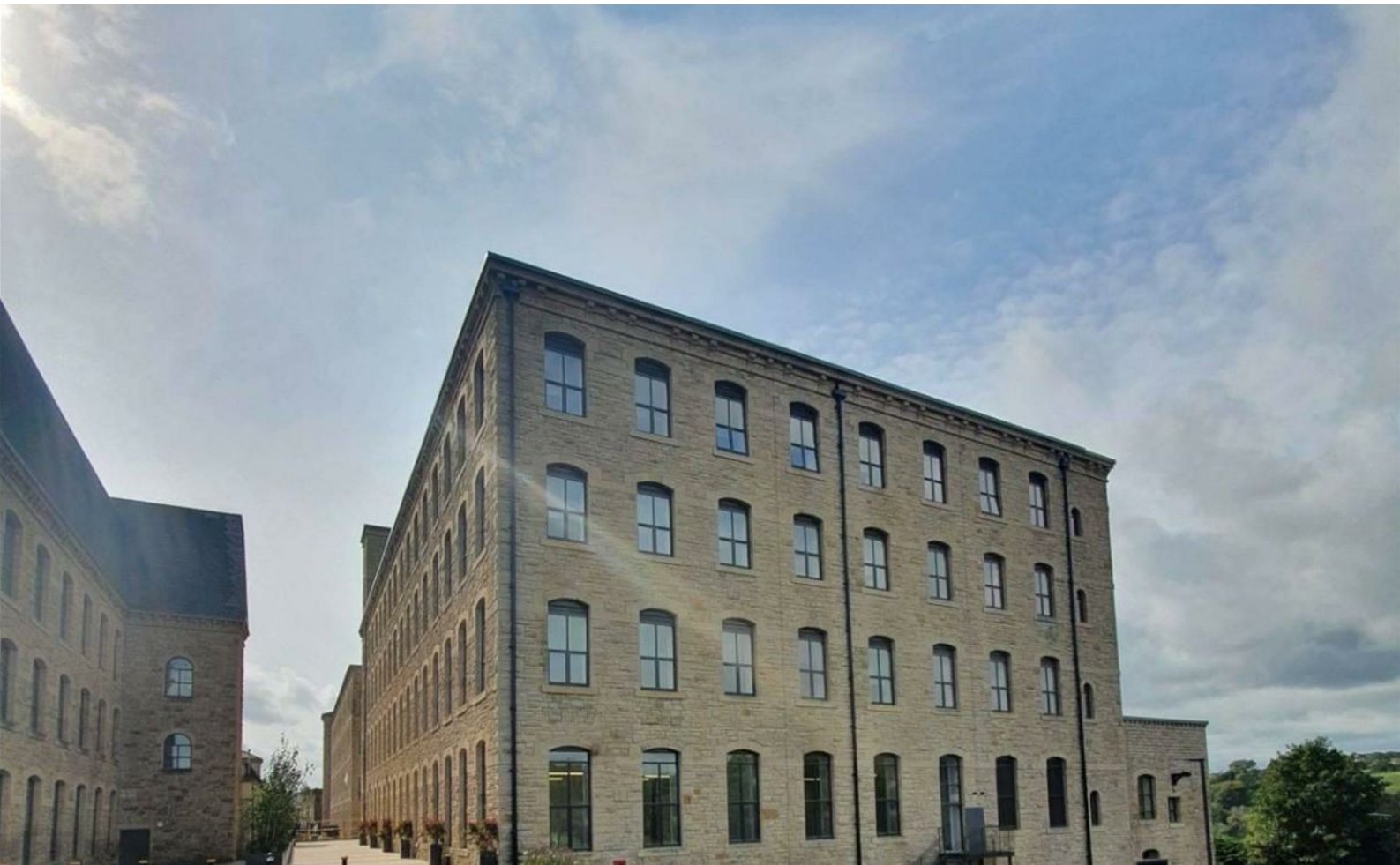


Because life is

Petty<sup>TM</sup>  
Real

Northlight Parade Glen Way  
Brierfield  
Nelson  
BB9 5NH



For Sale

£1,100 PCM

- Grade II listed mill building
- Reception with concierge
- Secure car parking with allocated space
- Views across Pendle Hill
- Lift to all floors

- Large master bedroom with ensuite
- EPC: D
- Council Tax: A
- Deposit £875
- No Smokers



Built in 1832 and once the beating heart of industrial Lancashire, this former cotton mill and local landmark will be regenerated into one of the most exciting developments in the North of England. The seven acre site that it occupies is undergoing a thirty two million pound regeneration program.

The reception area includes an informal seating area and double height space, providing a striking entrance. The apartments have 24 hour video access control along with a daytime concierge service and underground private secure parking.

#### LIVING AREA

Open plan living space with generous windows, benefitting from natural light.

#### DOUBLE BEDROOMS

The 2 spacious double bedrooms are designed to be a restful and calming space.

#### KITCHEN

Fully fitted Magnet kitchen with soft-close drawer system. The specification includes: Stainless steel Sparta sink and Evios mixer tap, AEG ceramic hob with touch controls and Elica extractor, integrated AEG oven, integrated Beko fridge / freezer (50:50 split), full size integrated Beko dishwasher, black chrome power sockets and LED spotlights.

#### BATHROOM & EN-SUITE

The specification includes: Bath and overhead rain shower, anti-slip enamel bath and shower trays, white Roca porcelain sanitary ware, contemporary Instinct taps and shower, fittings in chrome, toughened shower screens, large tiles, fitted mirror, stainless steel shaver socket, LED spotlights and 3 way thermostatic mixer for bath / shower / hand shower.

Our initial tenancy agreements are for 6 or 12 months.

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

A holding deposit capped at one weeks rent to reserve the property. If the application is successful this can be used towards the rent and deposit.



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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