



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D		45	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

Wheatley Lane Road, Fence, BB12 9ED

£450,000

AN ABSOLUTELY GORGEOUS AND SPACIOUS PERIOD FAMILY HOME

Commanding an enviable position with a generous garden plot in the heart of the highly desirable village of Fence providing easy access to local reputable eateries and commuter routes towards the neighbouring Ribbles Valley and Burnley. The property flows internally with a blend of contemporary-styled interiors and traditional character features including high ceilings, cornice coving and encaustic tiled flooring and comprises of a range of versatile living solutions for a growing family looking for their dream forever home.

The property comprises briefly, to the ground floor: entrance through the vestibule to a welcoming hallway with stairs leading to the first floor and doors providing access two spacious reception rooms and a gorgeous kitchen with open access to a sun room that overlooks the rear garden and open arch to the second reception room. The kitchen has a door leading to a utility room with doors leading to a downstairs WC and the rear garden. To the first floor is a split level landing with doors leading to three bedrooms, a modern four-piece bathroom suite, and stairs to the second floor. The main bedroom features an en suite shower room. To the second floor is a spacious attic room currently used as an additional bedroom. Externally the property boasts a superb enclosed, wrap around garden with a range of vivid flowering bedding areas and paved patios with gravel chippings and meandering paths to create the perfect space for entertaining family and friends or enjoying long summer evenings.

For further information, or to arrange a viewing, please contact our Burnley team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

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- Tenure Freehold
- Off Road Parking
- Council Tax Band E
- Spacious Wrap Around Garden With Meandering Paths And Patio Space For Family Entertaining
- EPC Rating E
- Ample Three Bedroom Period Family Home
- Generous Sized Fitted Kitchen Leading To A Light And Airy Conservatory
- Modern Four Piece Bathroom Suite And An En Suite Shower Room
- Viewing Is Essential

Ground Floor

Entrance Vestibule

5'1 x 3'7 (1.55m x 1.09m)

Hardwood entrance door, encaustic tiled flooring, cornice coving and door to the hallway.

Hallway

Central heating radiator, cornice coving, corbels, solid oak flooring, stairs to the first floor, under stairs storage and doors to two reception rooms and kitchen.

Reception Room One

15'5 x 15'4 (4.70m x 4.67m)

UPVC double glazed window, UPVC double glazed bay window, two central heating radiators, living flame gas fire, television point, picture rail, cornice coving, ceiling rose and solid oak flooring.

Reception Room Two

15'3 x 13' (4.65m x 3.96m)

UPVC double glazed window, central heating radiator, multifuel burning stove, two feature wall lights, original plaster mouldings, picture rail, cornice coving, Karndean flooring and open to the sun room.

Kitchen

17'10 x 9'2 (5.44m x 2.79m)

UPVC double glazed window, central heating radiator, range of panelled base units with wood surfaces and quartz surfaces, inset stainless steel one and a half bowl sink with drainer and mixer tap, Kenwood range cooker with five ring gas hob, integrated dishwasher, tiled flooring, open to the sun room and door to the utility.

Sun Room

10'7 x 9'11 (3.23m x 3.02m)

UPVC double glazed windows, sloped double glazed roof, tiled flooring and bi-folding doors to the rear.

Utility Room

8'2 x 4'11 (2.49m x 1.50m)

UPVC double glazed frosted window, central heating radiator, plumbing for washing machine, space for dryer and fridge freezer, tiled flooring, door to the WC and UPVC double glazed door to the rear.

WC

3'9 x 2'6 (1.14m x 0.76m)

UPVC double glazed frosted window, low basin WC, pedestal wash basin and tiled flooring.

First Floor

Landing

Split level landing with stained glass skylight, corbels, fitted storage, stairs to the first floor and doors to three bedrooms and bathroom.

Bedroom One

15'2 x 13'6 (4.62m x 4.11m)

Two UPVC double glazed windows, central heating radiator, cast iron fireplace, coving, ceiling rose, wood effect flooring and door to the en suite.

En Suite

5'7 x 5'5 (1.70m x 1.65m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, wall mounted wash basin, corner direct feed shower unit, tiled elevations, spotlights, extractor fan and tiled flooring.

Bedroom Two

15'7 x 12'7 (4.75m x 3.84m)

Two UPVC double glazed windows, central heating radiator, picture rail, coving and wood flooring.

Bedroom Three

11'8 x 6'8 (3.56m x 2.03m)

UPVC double glazed window, central heating radiator and wood effect flooring.

Bathroom

10' x 9' (3.05m x 2.74m)

UPVC double glazed window, central heating radiator, dual flush WC, vanity top wash basin, walk in direct feed shower unit, freestanding oval bath, part tiled elevations, enclosed boiler, spotlights and tiled flooring with under floor heating.

Second Floor

Attic Bedroom

18'8 x 18'6 (5.69m x 5.64m)

Velux window, three UPVC double glazed windows, central heating radiator and eaves storage.

External

Wrap around paved and gravel chipped garden with planted beds, numerous seating areas and pathways.

Garden Office

9'10" x 3'3"26'2" (3' x 1'8)

UPVC double glazed double doors, fully insulated, power, spotlights and Bio-Fuel fire.



Tel: 01282469023

www.keenans-estateagents.co.uk