



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			95
(92 plus) A		85	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Harpers Lane, Fence, BB12 9PD

### Offers Over £325,000

A GORGEOUS THREE BEDROOM, SEMI-DETACHED FAMILY HOME

Nestled in the charming village of Fence, this stunning semi-detached property on Harpers Lane is a true gem waiting to be discovered. Boasting a delightful blend of style and comfort, this property offers a warm welcome to anyone seeking a peaceful retreat surrounded by nature.

With one reception room and three cosy bedrooms, this home is perfect for a small family looking for a tranquil abode. The beautifully styled interior exudes a sense of elegance and sophistication, creating a space that is both inviting and practical for everyday living.

Situated amidst picturesque countryside and in close proximity to the majestic Pendle Hill, this residence is a haven for nature enthusiasts and avid walkers. Imagine starting your day with a refreshing stroll through the scenic landscapes right at your doorstep.

For families with young children, the convenience of nearby primary schooling adds to the appeal of this location, making the morning school run a breeze. Additionally, commuters will appreciate the easy access to the Padiham bypass, providing seamless connections to the M65 and M66 networks for stress-free travel.

# Harpers Lane, Fence, BB12 9PD

## Offers Over £325,000



- Stunning Semi Detached Property
- Presented to Highest Standard Throughout
- Off Road Parking
- EPC Rating B
- Three Bedrooms
- Modern Fitted Kitchen
- Tenure Freehold
- Three Piece Bathroom Suite
- Open Plan Living
- Council Tax Band D

### Ground Floor

#### Entrance Hall

20'9 x 3'4 (6.32m x 1.02m )

Composite double glazed front door, smoke detector, spotlights, tiled flooring with underfloor heating, doors to reception room, WC, open plan kitchen/living area and stairs to first floor.

#### Reception Room

12'2 x 10'1 (3.71m x 3.07m)

UPVC double glazed window, television point and tiled flooring with underfloor heating.

#### WC

6'9 x 3'11 (2.06m x 1.19m)

Central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, LED illuminated mirror, extractor fan and tiled flooring with underfloor heating.

#### Open Plan Kitchen/Living Area

21'5 x 15'10 (6.53m x 4.83m)

UPVC double glazed window, range of wall and base units with granite work surfaces, breakfast bar, integrated high rise oven and microwave, four ring induction hob and extractor hood, tiled splashback, inset stainless steel sink with mixer tap and integrated draining ridges, integrated fridge freezer, dishwasher and washing machine, television point, spotlights, tiled flooring with underfloor heating and two UPVC double glazed French doors to rear.

### First Floor

#### Landing

Loft access, smoke detector, spotlights, central heating radiator, doors to three bedrooms, family bathroom and boiler cupboard.

#### Bedroom One

15'11 x 10'2 (4.85m x 3.10m)

Two UPVC double glazed windows, central heating radiator and television point.

#### Bedroom Two

17'10 x 7'8 (5.44m x 2.34m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

17'10 x 7'8 (5.44m x 2.34m )

UPVC double glazed window and central heating radiator.

#### Bathroom

7'9 x 5'8 (2.36m x 1.73m)

Dual flush WC, wall mounted wash basin with mixer tap, tiled panel bath with mixer tap, overhead direct feed shower and rinse head, extractor fan, spotlights and tiled flooring.

### External

#### Rear

Laid to lawn garden with paved patio and timber shed.

### Front

Laid to lawn garden and block paved driveway.

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