



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	58	
(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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Wheatley Lane Road, Fence, BB12 9QA

£435,000

A GORGEOUS FIVE BEDROOM FAMILY HOME SET OVER THREE FLOORS

Nestled on Wheatley Lane Road in the charming village of Fence, this end terrace house, built in 1780, offers a delightful blend of historic character and modern living. Spanning an impressive 1,797 square feet, the property is deceptively spacious, making it an ideal family home.

As you step inside, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The beautifully styled interiors create a warm and welcoming atmosphere, perfect for family gatherings or quiet evenings in. The house boasts five well-proportioned bedrooms, including a luxurious main suite complete with a dressing room and ensuite bathroom, ensuring comfort and privacy for all family members.

The property features three bathrooms, catering to the needs of a busy household. Each room has been thoughtfully designed to enhance the overall aesthetic and functionality of the home.

Situated in a stunning location, the house is in close proximity to the iconic Pendle Hill, offering picturesque views and opportunities for outdoor activities. Additionally, the convenient access along the Padiham Bypass allows for easy commuting along the M65, making it an excellent choice for those who travel for work.

Wheatley Lane Road, Fence, BB12 9QA
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 5  3  2  D

- Exceptional End Terrace Property
 - Contemporary Fitted Kitchen
 - Stunning Rear Garden with Countryside Views
 - EPC Rating D
- Five Bedrooms
 - Open Plan Living
 - Tenure Freehold
- Three Bathrooms
 - Presented to Highest Standard Throughout
 - Council Tax Band D

Ground Floor

Entrance Hall

5'0 x 4'9 (1.52m x 1.45m)
Hardwood double glazed front door, central heating radiator, dado rail, door to reception room one and stairs to first floor.

Reception Room One

15'0 x 14'11 (4.57m x 4.55m)
Hardwood double glazed window, stone mullioned window with window seat, central heating radiator, spotlights, exposed beams, cast iron multifuel burner with stone hearth, television point and door to reception room two.

Reception Room Two

15'4 x 15'1 (4.67m x 4.60m)
Hardwood double glazed window, two central heating radiators, spotlights, exposed beams, fitted storage, tiled flooring, open to kitchen and hardwood double glazed door to side elevation.

Kitchen

14'1 x 11'7 (4.29m x 3.53m)
Hardwood double glazed window, range of high gloss wall and base units with Corian work surfaces, central island and breakfast bar, Stoves range cooker with seven ring gas hob and extractor hood, Corian splashback, ceramic one and a half sink and drainer with mixer tap, integrated fridge freezer, dishwasher and washing machine, enclosed Baxi boiler, spotlights, tiled flooring and hardwood double glazed patio doors to rear.

First Floor

Landing

Hardwood double glazed stone mullioned window with window seat, central heating radiator, spotlights, dado rail, doors to bedroom one, study, bedroom four, family bathroom and stairs to second floor.

Bedroom One

15'2 x 10'6 (4.62m x 3.20m)
Hardwood double glazed window, central heating radiator, exposed beams, original fireplace and open to dressing room.

Dressing Room

8'11 x 5'1 (2.72m x 1.55m)
Fitted storage, hardwood door to roof terrace and door to en suite.

En Suite

7'11 x 6'3 (2.41m x 1.91m)
Hardwood double glazed window, two Velux windows, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower with rinse head, partially tiled elevations, wood cladding to ceiling, extractor fan and wood effect laminate flooring.

Bedroom Four

10'0 x 8'8 (3.05m x 2.64m)
Hardwood double glazed stone mullioned window, central heating radiator, spotlights and original fireplace with stone surround.

Study

10'7 x 5'4 (3.23m x 1.63m)
Hardwood double glazed window, central heating radiator and exposed beams.

Bathroom

8'9 x 4'6 (2.67m x 1.37m)
Hardwood double glazed window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, wood panelled bath with mixer tap and rinse head, spotlights, partially tiled elevations and wood effect laminate flooring.

Second Floor

Landing

Spotlights, smoke detector and doors to bedroom two and bedroom three.

Bedroom Two

15'1 x 15'1 (4.60m x 4.60m)
Hardwood double glazed window, Velux window, central heating radiator, fitted storage and door to en suite.

En Suite

5'3 x 4'4 (1.60m x 1.32m)
Low basin WC, pedestal wash basin with traditional taps, direct feed shower, partially tiled elevations, extractor fan and tiled flooring.

Bedroom Three

12'9 x 11'5 (3.89m x 3.48m)
Hardwood double glazed window, two Velux windows and under eaves storage.

External

Rear

Laid to lawn garden with paved patio and countryside views.



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