

Ground Floor



St. Annes Drive, Fence, BB12 9DY

Offers Over £325,000

A SPACIOUS TWO BEDROOM DETACHED TRUE BUNGALOW WITH GENEROUS GARDEN AND GARAGE

Welcome to this charming two-bedroom detached bungalow, ideally situated on St. Annes Drive in the sought-after area of Fence, Burnley. This delightful property offers a perfect blend of comfort and potential, making it an excellent choice for couples seeking the ease of single-storey living.

As you enter, you will find two spacious reception rooms, both of which provide lovely views over the generous rear garden, creating a serene atmosphere for relaxation and entertaining. The bungalow features two well-proportioned double bedrooms, ensuring ample space for rest and privacy.

The property boasts a substantial rear garden, perfect for gardening enthusiasts or those who simply wish to enjoy outdoor space. Additionally, the off-road parking leads to a garage, providing convenient storage and parking options.

Located with good access to the Padiham Bypass, this bungalow offers easy connectivity to the neighbouring towns of Burnley, Barrowford, Padiham, and Clitheroe, making it an ideal base for exploring the local area.

This bungalow presents a wonderful opportunity for buyers to personalise and transform it into their dream home. With its desirable location and spacious layout, it is sure to attract those looking for a peaceful yet accessible lifestyle. Don't miss the chance to make this lovely property your own.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 

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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 **2**  **1**  **2**  **D**

- Impressive Detached Bungalow
 - Bursting with Potential
 - Off Road Parking and Integral Garage
 - EPC Rating D
- Two Bedrooms
 - Sought After Location
 - Tenure Freehold
- Three Piece Bathroom
 - Stunning Rear Garden
 - Council Tax Band D

Entrance Vestibule
5'0 x 3'2 (1.52m x 0.97m)
Composite double glazed frosted front door and door to hall.

Hall
10'11 x 8'9 (3.33m x 2.67m)
Central heating radiator, doors leading to two bedrooms, kitchen, reception room one, bathroom line cupboard and two store cupboards.

Reception Room One
17'0 x 12'0 (5.18m x 3.66m)
UPVC double glazed window, central heating radiator, coving and electric fire.

Kitchen
14'7 x 12'11 (4.45m x 3.94m)
UPVC double glazed window, central heating radiator, range of panelled wall and base units with laminate work surfaces, freestanding oven with four ring electric hob and extractor hood, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated freezer, integrated dishwasher, space for fridge, wood cladding to ceiling and door to side hall.

Side Hall
3'10 x 3'2 (1.17m x 0.97m)
Doors leading to reception room two and garage.

Reception Room Two
9'0 x 8'10 (2.74m x 2.69m)
Two UPVC double glazed windows, central heating radiator, tiled flooring and UPVC double glazed door to rear.

Garage
21'10 x 9'7 (6.65m x 2.92m)
UPVC double glazed frosted window, wall mounted Worcester boiler and up and over garage door.

Bedroom One
12'7 x 11'11 (3.84m x 3.63m)
UPVC double glazed window, central heating radiator, coving, three feature wall lights and fitted wardrobes.

Bedroom Two
11'10 x 11'4 (3.61m x 3.45m)
UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

Bathroom
8'9 x 8'3 (2.67m x 2.51m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with traditional taps, panel bath with traditional taps and overhead direct feed shower, wood cladding to ceiling and tiled elevations.

Loft
30'6 x 17'0 (9.30m x 5.18m)
Partially boarded with pull down ladder and lighting.

External

Rear
Enclosed garden with laid to lawn, paving and bedding areas.

Front
Paving, bedding areas, block paved driveway and access to garage.



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