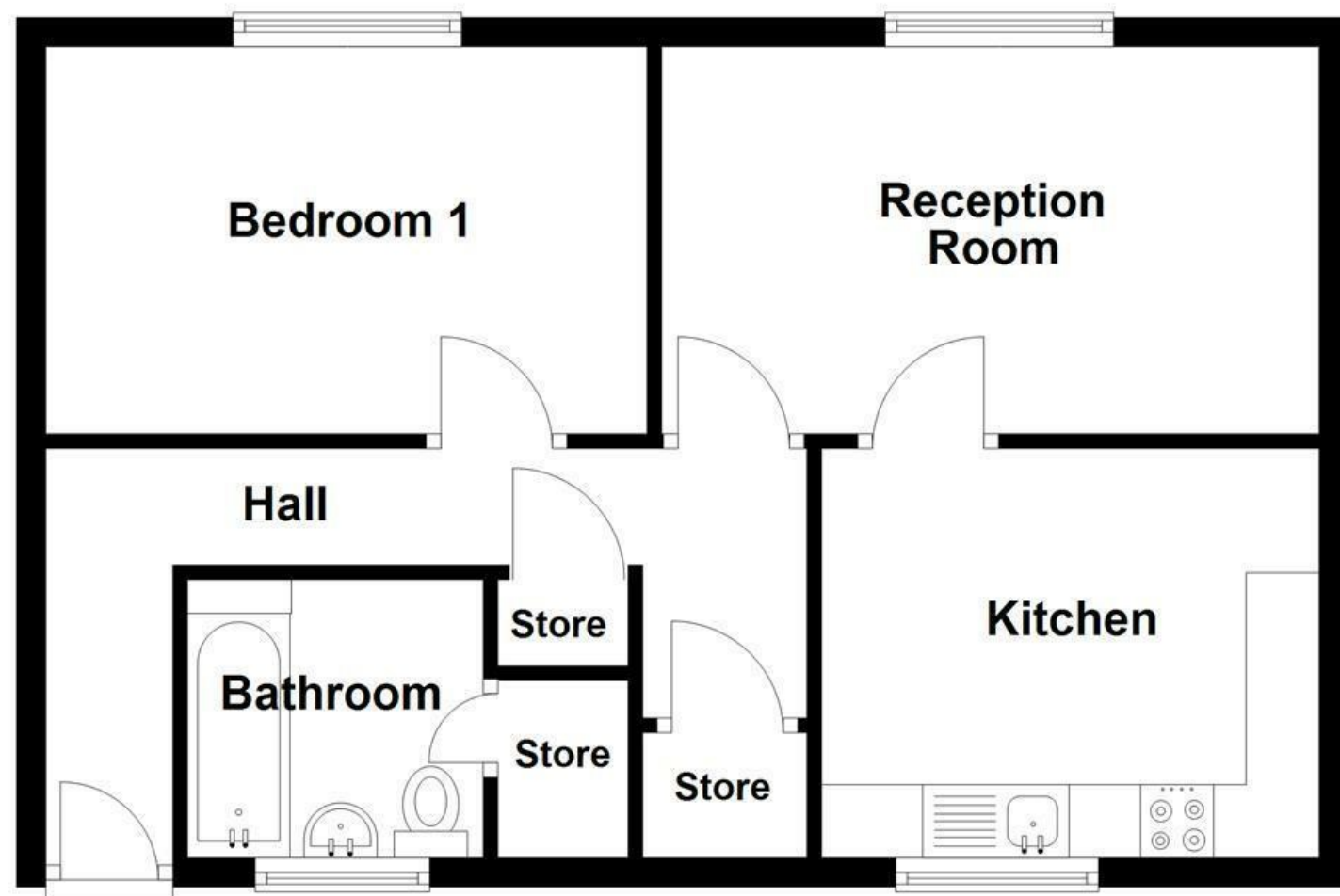


## Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 Close, Fence, BB12 9QH £89,950

TOP FLOOR FLAT IN SOUGHT AFTER LOCATION

Nestled in the charming location of Wheatley Close, Fence, Burnley, this first-floor flat presents an exceptional opportunity for individuals or couples seeking a serene living space. With its blank canvas design, the apartment invites you to unleash your creativity and personalise it to your taste, making it truly your own.

The property is situated in a sought-after area, renowned for its stunning countryside walks that offer a perfect escape into nature. Whether you enjoy leisurely strolls or invigorating hikes, the picturesque surroundings will surely enhance your lifestyle.

Additionally, residents can take advantage of the communal garden area, providing a delightful space to relax and socialise with neighbours. This flat not only offers a comfortable living environment but also fosters a sense of community.

In summary, this top-floor apartment in Wheatley Close is an ideal choice for those looking to embrace a tranquil lifestyle in a beautiful setting. With its potential for personalisation and proximity to nature, it is a property that should not be missed.



# Wheatley Close, Fence, BB12 9QH

## £89,950



- Top Floor Flat
- Fitted Kitchen
- Carpark
- EPC Rating TBC
- One Bedroom
- Sought After Location
- Tenure Leasehold
- Three Piece Bathroom Suite
- Communal Garden Area
- Council Tax Band A

### Entrance

Hardwood front door to hall.

### Hall

12'8 x 9'2 (3.86m x 2.79m)

Central heating radiator, doors leading to reception room, bedroom, bathroom and two storage cupboards.

### Reception Room

14'9 x 9'1 (4.50m x 2.77m)

UPVC double glazed window, central heating radiator, television point and door to kitchen.

### Kitchen

11'6 x 7'5 (3.51m x 2.26m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with laminate work surfaces, tiled splashback, stainless steel sink and drainer with traditional taps, space for oven, space for fridge freezer, plumbing for washing machine, smoke detector and tiled effect lino flooring.

### Bedroom One

13'7 x 8'8 (4.14m x 2.64m )

UPVC double glazed window and central heating radiator.

### Bathroom

6'8 x 6'3 (2.03m x 1.91m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and overhead direct feed shower, partially tiled elevations, extractor fan and lino flooring.

### External

Communal gardens and parking.



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