


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Woodbury Avenue, Fence, BB12 9EH

Offers Over £399,950

AN OUTSTANDING DETACHED FAMILY HOME

Offering an abundance of indoor and outdoor space, no chain delay and scope to extend if desired, this enviable four bedroom detached property is being proudly welcomed to the market on a corner plot within a quiet cul de sac in Fence. With detached double garage, two living areas, not being overlooked and enviable wrap around gardens, this property is the perfect home for any potential buyer to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Burnley, Clitheroe, Colne and major motorway links. A complete blank canvas, this property is bursting with potential perfect for any growing family to make their own!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, dining room, kitchen diner and houses a staircase to the first floor. The kitchen leads on to a WC. The first floor comprises of doors on to four double bedrooms, shower room and WC. Externally there is a generously sized garden to the rear with laid to lawn, paving, bedding, mature shrubs and stone chip areas. To the front there is a garden with stone chip, bedding, paving, mature shrubs, off road parking for multiple vehicles and access on to the double garage.

For further information or to arrange a viewing please contact our Burnley branch at your earliest convenience.

Woodbury Avenue, Fence, BB12 9EH

Offers Over £399,950

 4  1  2  E

- Tenure TBC
 - Off Road Parking With Space For Numerous Vehicles
 - Bursting With Potential
 - Easy Access To Major Network Links
- EPC Rating E
 - No Chain Delay
 - Ideal Family Home
- Council Tax Band E
 - Abundance Of Indoor And Outdoor Space
 - Close Proximity To Local Amenities

Ground Floor

Entrance

Hard wood door to porch

Porch

10'8 x 2'11 (3.25m x 0.89m)

Hard wood single glazed window, feature wall light, wood clad to ceiling, tiled floor and hard wood single glazed door to hall.

Hall

11'8 x 9'4 (3.56m x 2.84m)

Hard wood single glazed window, central heating radiator, smoke alarm, under stairs storage, hard wood doors to reception room, dining room, kitchen/diner and stairs to first floor.

Reception Room One

23' x 12'6 (7.01m x 3.81m)

UPVC double glazed window, two central heating radiators, coving, electric fire with tiled hearth and surround, television point, serving hatch and aluminium sliding door to rear.

Dining Room

11' x 10'10 (3.35m x 3.30m)

Central heating radiator, coving, open arch to kitchen, aluminium double glazed sliding door to rear.

Kitchen

23' x 8'4 (7.01m x 2.54m)

Three UPVC double glazed windows, central heating radiator, range of wall and base units, marble effect surface, tiled splash back, composite sink and drainer with high spout mixer tap, integrated double oven, four ring electric hob, extractor hood, space for fridge freezer, dishwasher and washing machine, breakfast bar, spotlights, wood panel elevation, tiled floor, hard wood door to WC and UPVC double glazed frosted door to side.

WC

8'4 x 4'8 (2.54m x 1.42m)

Two UPVC double glazed frosted windows, central heating radiator, low flush WC, vanity top wash basin, tiled elevation, mirror wall with feature wall light.

First Floor

Landing

11'4 x 6'10 (3.45m x 2.08m)

Loft access, smoke alarm, storage cupboard, doors to four bedrooms, shower room and WC.

Bedroom One

20'3 x 8'8 (6.17m x 2.64m)

Two UPVC double glazed windows, two central heating radiators, coving and loft access.

Bedroom Two

10'8 x 13'3 (3.25m x 4.04m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Three

10'8 x 9'5 (3.25m x 2.87m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobe.

Bedroom Four

11'4 x 10' (3.45m x 3.05m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobe.

Shower Room

8' x 5'6 (2.44m x 1.68m)

UPVC double glazed frosted window, central heating towel rail, vanity top wash basin with mixer tap, double direct feed walk in shower, PVC panel elevation and tiled elevation.

WC

5'5 x 2'9 (1.65m x 0.84m)

UPVC double glazed frosted window, dual flush WC and tiled elevation.

External

Rear

Enclosed wrap around garden with paving, laid to lawn, bedding areas, mature shrubs, stone chippings, timber storage shed.

Front

Garden with stone chippings, bedding areas, mature shrubs, paving, off road parking and access to double detached garage.

Double Detached Garage

16'9 x 15'6 (5.11m x 4.72m)

UPVC double glazed frosted window, power and lighting, electric up and over garage door.



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