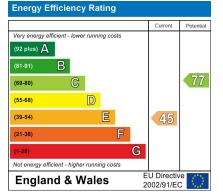
# KEENANS Sales & Lettings





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# 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













- Off Road Parking With Space For Numerous Vehicles
   No Chain Delay
- Bursting With Potential
- Easy Access To Major Network Links
- EPC Rating E
- 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.

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.

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,

### **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

### **Bedroom Four**

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

### **Shower Room**

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)

### Rear



UPVC double glazed window, central heating radiator, coving and

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

### **External**

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

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)

















