



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		67	85
(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	

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## Wheatley Lane Road, Fence, BB12 9PZ

### £265,000

#### AN IDYLIC MID TERRACED PROPERTY

Nestled on the charming Wheatley Lane Road in Fence, Burnley, this enviable extended mid-terrace house presents an exceptional opportunity for discerning buyers. Meticulously maintained and presented to the highest standard, this property boasts an impressive loft extension that enhances its spaciousness and versatility.

Inside, you will find two well-appointed bathrooms and generously sized rooms that offer ample space for comfortable living. The open-plan kitchen diner is a highlight, providing a modern and inviting area for family gatherings and entertaining guests. The neutral decorations throughout the home create a warm and welcoming atmosphere, while the contemporary fixtures and fittings ensure a stylish finish.

This property is ideally situated in a highly desirable location, conveniently close to local bus routes, reputable schools, and a variety of village amenities. Additionally, it offers excellent network links to Burnley, Clitheroe, Pendle, and major motorway connections, making it perfect for commuters and families alike.

As a complete blank canvas, this home invites potential buyers to infuse their personal style and preferences, making it the perfect place to create lasting memories. Whether you are a first-time buyer or looking to upsize, this property is a must-see. Don't miss the chance to make this stunning house your new home.

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



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£265,000

 4  2  1  D

- Exceptional Mid Terrace Property
  - Open Plan Dining Kitchen
  - On Street Parking
  - EPC Rating D
- Four Bedrooms
  - Spread Across Three Floors
  - Tenure Freehold
- Two Bathrooms
  - Sought After Location
  - Council Tax Band C

Ground Floor

Entrance Vestibule

3'4 x 3'3 (1.02m x 0.99m )

Composite double glazed frosted leaded front door, coving, solid oak flooring and door to hall.

Hall

10'10 x 3'5 (3.30m x 1.04m )

Central heating radiator, coving, corbel, doors leading to reception room, kitchen/dining area and stairs to first floor.

Reception Room One

14'1 x 11'3 (4.29m x 3.43m )

UPVC double glazed bay window, central heating radiator, coving, gas fire with stone hearth and surround, television point and two feature wall lights.

Kitchen/Dining Area

22'1 x 15'1 (6.73m x 4.60m)

UPVC double glazed window, upright central heating radiator, range of wall and base units with granite work surfaces and upstands, inset stainless steel sink with high spout mixer tap and integrated draining ridges, integrated high rise NEFF oven and grill, five ring gas hob and extractor hood, integrated Bosch dishwasher, integrated Bosch washing machine, space for fridge freezer, under unit lighting, living flame electric fire, feature wall light, spotlights, under stairs storage, part tiled flooring, wood flooring and hardwood double glazed French doors to rear.

First Floor

Landing

10'11 x 9'2 (3.33m x 2.79m )

Coving, smoke detector, doors leading to three bedrooms, bathroom and stairs to second floor.

Bedroom Two

15'1 x 11'3 (4.60m x 3.43m )

UPVC double glazed window, central heating radiator, coving and open to over stairs storage.

Bedroom Three

9'6 x 8'0 (2.90m x 2.44m)

UPVC double glazed window, central heating radiator, coving and integrated boiler.

Bedroom Four

9'6 x 6'7 (2.90m x 2.01m )

UPVC double glazed window, central heating radiator and coving.

Bathroom

8'2 x 6'5 (2.49m x 1.96m )

Central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, double panel bath with mixer tap and overhead direct feed shower, extractor fan, PVC to ceiling, spotlights, tiled elevations and tiled effect flooring.

Second Floor

Landing

8'11 x 7'3 (2.72m x 2.21m )

Velux window, smoke detector, storage and sliding door to bedroom one.

Bedroom One

15'10 x 12'2 (4.83m x 3.71m )

UPVC double glazed window, central heating radiator, spotlights and door to en suite.

En Suite

7'7 x 3'10 (2.31m x 1.17m)

UPVC double glazed window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, double direct feed shower enclosed, spotlights, PVC to ceiling, partially tiled elevations and wood effect laminate flooring.

External

Rear

Enclosed garden with paving, decking and timber shed.

