

DESCRIPTION

** 3 BEDROOMS - EN SUITE - BREAKFAST KITCHEN - 2 PARKING SPACES - FENCE LOCATION ***

Welcome to a contemporary lifestyle in this beautifully presented 3-bedroom property, constructed in 2014. This modern home effortlessly combines style and functionality, offering a comfortable haven for its owners.

The ground floor features a welcoming hallway, living room and a spacious breakfast kitchen, providing the ideal setting for family meal times or entertaining friends. The rear garden space invites outdoor enjoyment and relaxation, complemented by two allocated parking spaces for convenience.

Upstairs, there are three bedrooms and the main bedroom boasts the convenience of an en-suite. The home is equipped with UPVC double glazing and gas central heating, enhancing energy efficiency with an impressive EPC rating of B.

Situated just a stone's throw from the renowned Fence Gate pub, residents can enjoy local amenities and a vibrant social community scene.

Additionally, a short drive leads to the iconic Pendle Hill and surrounding villages of Barley and Higham, offering picturesque landscapes and charming communities.

This property presents an enticing opportunity for modern living in a prime location call us today to secure your viewing.















Entrance hallway 7'6 x 7'11

Spotlights to the ceiling, composite front door, radiator, tiled flooring and staircase to the first floor.

Living room 15'7 x 10'7

Spotlight to the ceiling, luxury vinyl flooring, uPVC double glazed window, built in speakers to the ceiling, side wall light points, radiator, TV point and storage cupboard.

Kitchen / dining 18'8 x 15'9

Tiled flooring, radiator, uPVC patio doors leading to the rear garden, built in speakers, integrated fridge/ freezer, cupboard housing the gas central heating boiler, induction hob, electric oven, chrome overhead extractor point, integrated dishwasher, washing machine point, mixture of wall and base units with work surfaces, sink with drainer and chrome mixer tap, under counterlighting and spotlights to the ceiling.

Downstairs WC 5'8 x 3'1

Spotlights to the ceiling, partially tiled walls, push button WC, chrome towel rail, vanity unit with sink and chrome mixer tap, extractor and tiled flooring.

Landing 10'3 x 3'2

Open balustrade staircase, fitted carpet, spotlights to the ceiling, loft access point, smoke alarm, radiator and storage cupboard.

Bathroom 9'9 x 4'9

Partially tiled walls, tiled flooring, frosted uPVC double glazed window, chrome heated towel rail, spotlights to the ceiling, vanity unit with chrome mixer tap, push button WC, bath with chrome mixer tap and shower head, over head mains fed shower with chrome fittings, extractor point and mirrored wall.

Bedroom one 13'4 x 10'4

uPVC double glazed window, TV point, fitted carpet, spotlights and radiator.

En suite 2'11 x 8'8

Shower cubicle with chrome mains overhead shower, extractor point, chrome heated towel rail, vanity unit with sink and chrome mixer tap, push button WC, partially tiled walls, shaving point and tiled flooring.

Bedroom two - front aspect 12'3 x 8'7

uPVC double glazed window, fitted carpet, spotlights to the ceiling, radiator and TV point.

Bedroom three - front aspect 8'7 x 6'6

Radiator, spotlights to the ceiling, fitted carpet and TV point.

Exterior

Front: Step into elegance with stone chippings adorning the front entrance and a charming stone pathway guiding you to the front door. This tastefully designed frontage creates a welcoming and stylish first impression, setting the tone for the delightful interiors that await within.

Rear: Discover a haven of tranquility in the rear of this home, where Indian stone paving extends a warm invitation to an outdoor sanctuary. This enchanting space features an artificial grass area, surrounded by well-defined fenced and wall boundaries for privacy. Practicality meets aesthetics with a convenient cold water tap, while raised flower beds add a touch of natural beauty.

Consumer Protection Regs

To comply with Consumer Protection Regulations we have been advised by our vendors on the following information:

The tenure of this property is 'Leasehold' and the Council Tax Band is 'C'

999 Years from 01/01/2013 - £230.32 annual ground rent. and the management fee is £109.97 per quarter.

The title register shows the property may contain restrictive covenants. These should be raised and satisfied by your chosen legal representative.

Parking - 2 Allocated Parking Bay

Rights and easements – Unknown by vendor

Restrictions – Unknown by vendor

Building safety – No visible risks

Accessibility/Adaptations – No adaptations made. Ground floor entry to main living areas.

Utility supply - Mains gas, electric and water.

Coastal erosion risk - None

Planning permission – Unknown by vendor.

Flood Risk - Low

Coalfield or mining area - Unknown by vendor

Disclaimer

Disclaimer- All descriptions advertised digitally or printed in regards to this property are the opinions of Fardella & Bell Estate Agents. and their employees with any additional information advised by the

seller. Properties must be viewed in order to come to your own conclusions and decisions. Although every effort is made to ensure measurements are correct, please check all dimensions and shapes

before making any purchases or decisions reliant upon them. Please note that any services, appliances or heating systems have not been tested by Fardella & Bell Estate Agents and no warranty can be

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Viewings on Brochure

Viewings are strictly by appointment only and can be arranged by calling or emailing Fardella & Bell.

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FARDELLA & BELL ESTATE AGENTS | 01282 968668 | WWW.FBESTATEAGENTS.CO.UK | INFO@FBESTATEAGENTS.CO.UK

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		94
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

