

DESCRIPTION

*** 2 BEDROOM COTTAGE - VILLAGE LOCATION - GORGEOUS VIEWS- NO CHAIN***

Fardella & Bell are proud to bring to the market this gorgeous home overflowing with allure and character, this charming end terrace cottage boasts breathtaking rear views and resides in the highly coveted Pendleside village of Fence!

Impeccably maintained by its current owner, it's just a leisurely stroll away from picturesque countryside, while also conveniently situated for accessing the Ribble Valley and junctions 7 and 13 of the M65.

Ideal for first-time buyers, couples, or those seeking to downsize, the accommodation comprises two bedrooms, a bathroom, a lounge, a kitchen, a dining room/study, and an entrance hallway. Gas central heating and double glazing ensure comfort throughout. Outside, a delightful decked seating area awaits at the rear, while a charming area graces the front.

Don't delay – call us now, as this property won't be on the market for long!

Call our team or head over and follow us on the socials for more footage.





BRITISH
PROPERTY
AWARDS
2023

GOLD WINNER

ESTATE AGENT
IN BURNLEY



FARDELLA
& BELL









Hallway

Open staircase to the first floor, radiator, wooden front door, uPVC leaded window to the side aspect and decorative tiled flooring.

Lounge 18'3 x 10'2

Original open beams, wood flooring, TV point, two radiators, double glazed leaded window to the front aspect with a stone sill, multi fuel stove with stone hearth and mantle, ceiling light point, two side wall light points, built in bookcase / storage cupboard, understairs storage and uPVC leaded window to the rear aspect.

Kitchen 7'1 x 9'2

A mix of wall and base units, double glazed window to the rear, washing machine point, integrated fridge/freezer, integrated microwave, gas hob, electric oven, overhead extractor point, partially tiled walls, integrated dishwasher, spotlights to the ceiling and wood flooring.

Study / Utility room 8'5 x 5'8

Wood flooring, uPVC window and door to the rear aspect and spotlights.

Landing

Fitted carpet, dado rail, access to the loft.

Bedroom one 9'9 x 17'11

Two double glazed windows to the front aspect, two radiators, laminate flooring and ceiling light point.

Bedroom two 8'2 x 11'2

Double glazed window to the rear, laminate flooring, radiator, ceiling light point and fitted wardrobe storage.

Bathroom 7x9'2

Panelled bath with rainfall shower and overhead shower, pedestal wash hand basin, WC , double radiator, storage cupboards, spotlights, laminate flooring, double glazed window to rear aspect.

Exterior

Front - Wall boundaries, secure gate, stone paving, mature bushes and shrubs.

Rear - Courtyard garden - Raised decking, steps down to rear, open aspect views over the countryside.

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 03/05/1826 - £1.13

Parking - On Street

Rights and easements – Unknown by vendor

Restrictions –Unknown by vendor

Building safety – No visible risks

Accessibility/Adaptations – No adaptations

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

Publishing

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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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Energy Efficiency Rating

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





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