



BRITISH
PROPERTY
AWARDS

2025

★★★★★

GOLD WINNER

ESTATE AGENT
IN BURNLEY

FARDELLA
& BELL

467 Wheatley Lane Road, Fence

Offers in Region of £160,000



467 Wheatley Lane Road

Fence, Burnley

Charming 2-bed stone cottage in popular Fence village; beautifully renovated with modern kitchen, contemporary bathroom, UPVC double glazing, gas central heating, side yard with gated access, and on-street parking.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Fully renovated and finished to a good standard
- Complete rewire and newly fitted boiler
- Modern kitchen with upgraded work surfaces
- Electric hob, oven, fridge freezer, and wall-mounted TV included in sale
- UPVC double glazing and gas central heating
- Wet-room style family bathroom
- Chain Free
- Side yard with gated access for added outdoor space
- Situated in the heart of Fence Village close to pubs, countryside walks, and amenities

General over view

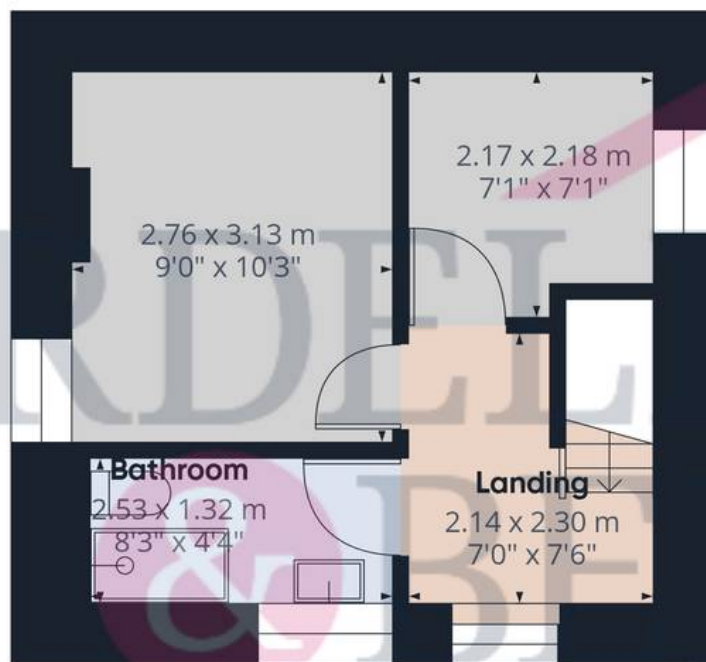
Tucked away in the heart of Fence, this beautifully presented two-bedroom stone-built terrace blends period character with modern comfort. Thoughtfully renovated throughout, it's the perfect move-in-ready home for anyone seeking village living with a touch of style. Step inside and you'll find a warm, welcoming interior finished to a high standard. The property has been rewired, fitted with a new boiler, and benefits from UPVC double glazing and gas central heating for year-round comfort. The sleek modern kitchen comes with upgraded work surfaces, an electric hob and oven, and even includes the fridge freezer and wall-mounted TV, making it ideal for first-time buyers or downsizers looking for a hassle-free move. Upstairs, there are two well-proportioned bedrooms and a wet-room style family bathroom, offering both practicality and a contemporary feel. Outside, there's street parking to the front and a private yard to the side with gated access.







Floor 0



Floor 1

Approximate total area⁽¹⁾

41.9 m²

451 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



FRONT GARDEN

Stone wall boundary, small stone chipped area, pathway leading to the front door.

REAR GARDEN

Stone chipped area, stone pathway and fenced boundaries.

ON STREET





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