



## WHEATLEY LANE ROAD, FENCE, BB12 9EB



**ATTRACTIVE STONE-BUILT TERRACE / HEART OF PENDLESIDE VILLAGE / GENEROUS THREE-BEDROOM FAMILY HOME / COMPREHENSIVELY REFURBISHED THROUGHOUT /** Well placed a stones-throw away from the village school, within walk distance of village amenities and a wealth of hostelrys including The Fence Gate, an opportunity to acquire this substantial end-terrace property affording generous accommodation over three floors and with a private enclosed garden to the rear.



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Positioned within an attractive terrace of similar property with wrought iron railed forecourt which adds to the kerb appeal. Well placed a stones-throw away from the well-regarded village school of Wheatley Lane, within walking distance of village amenities and a wealth of hostelrys including The Fence Gate Inn, Sparrowhawk and Forest nearby. Only a few minutes by car and via the Barrowford bypass from access onto the M65 motorway which strategically links with the main motorway network making Manchester a forty-minute commute.

An opportunity to acquire this substantial bay-terrace property affording generous living accommodation over three floors, which will most likely appeal to the growing family. The immaculately maintained interior has undergone a comprehensive refurbishment programme, to the credit of the existing vendors, with three bright reception spaces which open into a private rear garden which envelops the property to the side and rear. There are three nicely proportioned bedrooms to the first floor, again with an abundance of natural light, and a house bathroom, whilst a further dressing room and ensuite shower room is accessed from the master bedroom. A neat wrought iron railed forecourt adds to the kerb appeal, whilst a safe and enclosed private rear garden laid mainly to attractive paving and with artificial lawn is a further feature. An early appointment to view is highly recommended.

**BRIEFLY COMPRISING:- ENTRANCE VESTIBULE, RECEPTION HALLWAY, TWO GOOD-SIZED RECEPTION ROOMS, MODERN BREAKFAST KITCHEN, SEPARATE UTILITY ROOM, FURTHER GARDEN ROOM LEADING OUT TO THE REAR, TWO PIECE CLOAKROOM, THREE NICELY PROPORTIONED BEDROOMS, DRESSING ROOM / ENSUITE TO MASTER, ATTRACTIVE HOUSE BATHROOM, NEAT RAILED FORECOURT, GOOD-SIZED PRIVATE ENCLOSED REAR GARDEN.**

## **The Accommodation Afforded is as follows:-**

### **Modern Composite Entrance Door**

Having twin frosted double glazed centre panels and frosted double glazed panel over, opening into:-

### **Entrance Vestibule**

**4'03" x 3'06"** Coved ceiling with inset spot lighting, dado rail, attractive Oak wood floor extending with leaded glazed panelled door with glazed panel over opening into:-

### **Reception Hallway**

**11'06" x 3'06"** Stairs ascending to the first floor level, coved ceiling with inset spot lighting, dado rail, feature archway with decorative corbels, attractive Oak wood floor. Oak panelled doors leading from the hallway and opening into:-



### **Reception Room One**

**13'0" x 13'03"** into chimney breast recess. Feature fireplace with tiled inlay / hearth and insert coal-effect living flame gas fire, attractive panelling to chimney breast, coved ceiling with ornate centre ceiling rose and inset spot lighting, attractive Oak wood floor, radiator. UPVC framed double glazed bay-window overlooking a private wrought iron railed forecourt and UPVC framed double glazed window to the side elevation. Square-pane double opening glazed panelled doors opening through into:-







### Reception Room Two

**14'01" x 13'11"** into chimney breast recess. Cast-iron multi-fuel stove set onto marble hearth with feature polished wood surround, inset spot lighting to ceiling, Oak-wood floor area with electric under floor heating, Oak-panelled door returning to reception hallway. UPVC framed double glazed window to the side elevation. Opening through into:-



### Breakfast Kitchen

**10'05" x 17'01"** Inset modern composite sink unit and cupboard under, comprehensive range of modern wall, base and tall units incorporating oven / grill and four ring induction hob with extractor canopy over, co-ordinating Corian-style worktops with sink drainer and extending to provide breakfast bar, matching upstands, integrated dishwasher and fridge freezer, inset spot lighting to ceiling, understairs storage cupboard with gloss-panelled door, column radiator, Karndean-style floor, Square-pane sealed unit double glazed window to the side elevation. Glazed panelled door to garden room and glazed panelled door to:-



### Separate Utility Room

**9'09" x 5'05"** Fitted worktop with cupboard under, plumbing for washing machine, Karndean-style floor area, radiator. UPVC framed double glazed window to the rear elevation.



### Garden Room

**9'06" x 8'1"** Karndean-style floor area, radiator, inset spot lighting to ceiling. UPVC framed double glazed window to the side elevation and UPVC framed double glazed French-style doors opening out into the private rear garden. Oak-panelled door to:-

### Two Piece Cloakroom

**8'09" x 2'01"** Two piece white suite incorporating low-level WC and wash basin set into modern vanity-style unit, inset spot lighting to ceiling, Karndean-style floor area, UPVC framed frosted double glazed window.



### First Floor Landing

**14'04" x 5'06"** Return spindle balustrade with polished wood handrail, dado rail, inset spot lighting to ceiling. Oak-panelled doors from the landing and opening into:-

### Bedroom One

**12'08" x 17'0"** into chimney breast recess. Inset spot lighting to ceiling, two column radiators, stairs with spindle balustrade ascending to the dressing room / ensuite. UPVC framed double glazed window to the front elevation and UPVC framed double glazed window to the side elevation.



### Second Floor Landing

**5'0" x 2'08"** Frosted glazed panelled door to:-



### Dressing Room / Ensuite

**11'08" x 12'10"** Three piece modern white suite incorporating low-level WC, wash basin and step-in shower cubicle with chrome mixer shower fittings, tiled area and glazed screen over, combination heated towel rail / radiator, laminate wood floor, inbuilt storage with display niches, inset spot lighting to ceiling. UPVC framed double glazed window affording a panoramic open outlook to the front elevation.

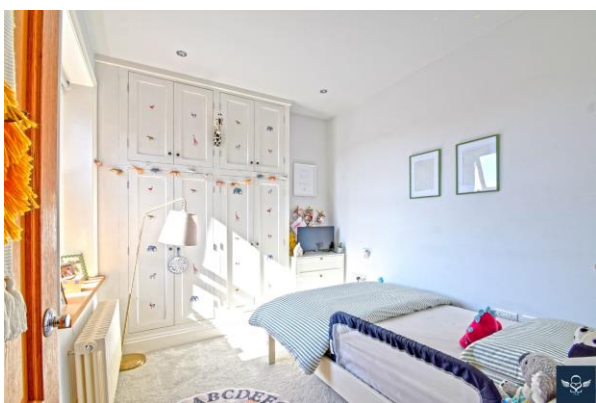






### Bedroom Two

10'09" x 9'01" Inset spot lighting to ceiling, column radiator. UPVC framed double glazed window to the rear elevation.



### Bedroom Three

8'07" x 10'01" Inbuilt storage cupboards / wardrobe, column radiator. Inset spot lighting to ceiling. UPVC framed double glazed window to the rear elevation.



### House Bathroom

4'11" x 11'03" Three piece white suite incorporating freestanding rolled-top bath with claw feet, pedestal wash basin and low-level WC with overhead cistern, inset spot lighting to ceiling, boarding to walls, combination hearted towel rail / radiator. UPVC framed frosted double glazed window to the side elevation.

### Outside

Neat forecourt with dwarf stone walling and wrought iron railings. Paved and gated access to the side of the property with mature trees and bushes. Generous sized private enclosed rear garden laid mainly to attractive paving and artificial lawn, external power points and cold water tap. Screened for privacy by tall timber fencing to the perimeter.



**Tenure : Freehold**

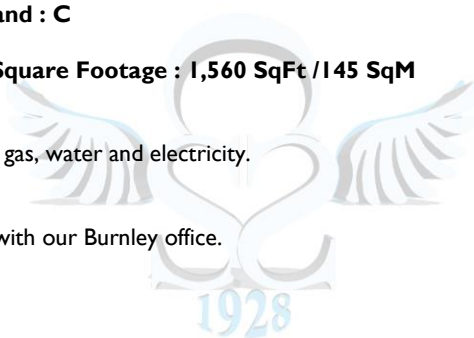
**Energy Performance Certificate Rating : TBC**

**Council Tax Band : C**

**Approximate Square Footage : 1,560 SqFt / 145 SqM**

**Services :**  
Mains supplies of gas, water and electricity.

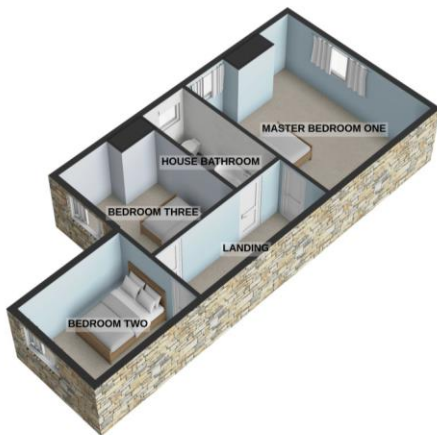
**Viewing :**  
By appointment with our Burnley office.



GROUND FLOOR  
787 sq.ft. (73.1 sq.m.) approx.



FIRST FLOOR  
534 sq.ft. (49.7 sq.m.) approx.



SECOND FLOOR  
191 sq.ft. (17.8 sq.m.) approx.



THREE BEDROOM END BAY-TERRACE HOUSE  
TOTAL FLOOR AREA : 1513 sq.ft. (140.5 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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