



WHEATLEY CLOSE, FENCE, BB12 9QH

[NO CHAIN]



QUIET SECLUDED DEVELOPMENT / HEART OF FENCE VILLAGE / IDEALLY PLACED FOR AMENITIES, BUS ROUTES & BARROWFORD BYPASS / WELL MAINTAINED THROUGHOUT
/ Located in the heart of this popular Pendleside village within walking distance of local hostelryes and affording well-maintained accommodation which benefits from the usual modern comforts already installed.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



The Property
Ombudsman



APPROVED CODE
Trading Standards UK

rightmove

36 Manchester Road, BURNLEY, BB11 1HJ. Also in Padiham. 01282 415057 Email: EstateAgents@cliffordsmithsutcliffe.net



Clifford Smith Sutcliffe is a trading name of Smith Sutcliffe Solicitors. Smith Sutcliffe is Authorised and Regulated by the Solicitors Regulation Authority, Registration No. 55532. The principal office is at 50 Manchester Road, Burnley, BB11 1HJ. A list of the names of the Partners is available from that office upon request.

Positioned well within this development of similar property, located right in the heart of the popular Pendleside village of Fence. Well placed within walking distance of the nearby village store, a choice of country hostelrys and just-off the Barrowford bypass which strategically links with the main motorway network, promoting complete freedom throughout the Northwest region.

An opportunity to acquire this first-floor apartment affording well maintained accommodation to suit a range of potential purchasers including single persons and couples alike. The property benefits from the usual comforts installed throughout modest-sized reception spaces and a double-sized bedroom, both of which boast an attractive open outlook to the rear.

BRIEFLY COMPRISING:- COMMUNAL ENTRANCE HALLWAY WITH STEPS TO THE FIRST FLOOR, RECEPTION HALLWAY, USEFUL UTILITY STORE, ATTRACTIVE LOUNGE WITH OPEN OUTLOOK, MODERN BREAKFAST KITCHEN, DOUBLE-SIZED BEDROOM, BATHROOM, COMMUNAL GARDENS ENVELOP THE PROPERTY.

The Accommodation Afforded is as follows:-

Communal Hallway

Steps to First Floor Landing

Entrance Door

Opening into:-

Reception Hallway

2'10" x 16'06" Inbuilt utility store with radiator. Doors from hallway and into.

Reception Room One

10'01" x 14'06" UPVC framed double glazed window affording an attractive outlook to the rear elevation, radiator, coved ceiling, radiator.



Breakfast Kitchen

8'08" x 11'06" Stainless steel sink unit and drainer with cupboards under, matching range of wall, base and tall units incorporating stainless steel oven / grill and four ring ceramic hob with extractor canopy over, co-ordinating worktops extending to provide breakfast bar and part-tiled walls, integrated fridge freezer, plumbing for washing machine, radiator. UPVC framed double glazed window.

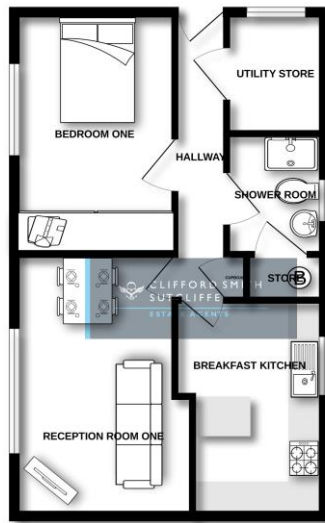


Bedroom One

8'11" x 13'06" Coved ceiling, radiator, inbuilt wardrobes with sliding mirror fronted doors. UPVC framed double glazed window affording an attractive outlook to the rear elevation.



GROUND FLOOR



ONE BEDROOM FIRST FLOOR APARTMENT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plans, windows, doors and any other feature are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not meant to be and no guarantee as to their operability or efficiency can be given.
Mark Hall Mortgage (0204)



Bathroom

5'05" x 6'10" Three piece white suite incorporating panelled bath with chrome mixer shower fittings and tiled area over, wash hand basin and low-level WC, fully tiled walls, boarded ceiling with inset spot lighting, radiator, inbuilt storage cupboard housing Ideal gas combination boiler. UPVC framed frosted double glazed window.

Outside

Communal gardens envelop the property.

Tenure : Leasehold £390 per annum. 100 Years of 125 year lease remaining,

Energy Performance Certificate Rating : C

Council Tax Band : A

Approximate Square Footage : 505 SqFt

Services :

Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.

Further information supplied by the vendor:-

An annual 'Maintenance Charge' of £150 covers the upkeep of gardens, communal lighting and maintenance of the roof, drainage etc.

