



WHEATLEY LANE ROAD, FENCE, BB12 9QA



ELEVATED TERRACE ROW / ATTRACTIVE GARDEN FORECOURT / SOUGHT AFTER PENDLESIDE VILLAGE / SYMPATHETICALLY MODERNISED THROUGHOUT / PRIVATE DRIVEWAY WITH GARDEN / Located within the sought after Pendleside village of Fence, close to local amenities, schools and eateries, an opportunity to acquire this stone built home affording three bedroom accommodation over three floors with a private driveway and garden to the rear.



CLIFFORD SMITH
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ALL UNDER ONE ROOF



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Positioned within an elevated row of similar property and located in the sought after Pendleside village of Fence. Ideally placed within close proximity of nearby amenities, including the village shop, a well-regarded Primary school namely Wheatley Lane and a choice of numerous country hostelrys including The Fence Gate and Sparrow Hawk, not to mention the Michelin Star White Swan. An abundance of easily accessible rural countryside envelops the village for those seeking escapism, whilst the Barrowford bypass strategically links with the main motorway network making Manchester a forty-minute commute.

An opportunity to acquire this stone-built period terrace, constructed circa 1892 and affording accommodation which retains a wealth of character, whilst having been sympathetically modernised throughout. There are two attractive reception rooms, one of which boasts a multi-fuel stove to cozy up for autumnal nights, a good-sized modern fitted kitchen and three bedrooms over the first and second floors. An elevated garden forecourt adds both kerb appeal and privacy, whilst a private driveway provides off road parking and a garden beyond puts the rural countryside within an arm's length. An early appointment to view this attractive home is highly recommended.

BRIEFLY COMPRISING:- ENTRANCE VESTIBULE, RECEPTION HALLWAY, TWO RECEPTION ROOMS, MODERN EXTENDED KITCHEN, TWO BEDROOMS TO THE FIRST FLOOR WITH A FAMILY BATHROOM, FURTHER THIRD BEDROOM TO THE SECOND FLOOR, ELEVATED GARDEN FORECOURT, ENCLOSED REAR YARD, PRIVATE TARMACADAM DRIVEWAY, LAWNED GARDEN WITH RAISED DECKING AREA ABUTTING OPEN COUNTRYSIDE.

The Accommodation Afforded is as follows:-

Modern Composite Entrance Door

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

Entrance Vestibule

4'06" x 3'04" Coved ceiling with inset spot lighting. Feature etched glazed panelled door with frosted glazed panel over and opening into:-

Reception Hallway

10'05" x 3'03" Stairs ascending to the first floor level, coved ceiling with centre ceiling roses, panelling to picture rail height, decorative corbels, three column radiator, wood floor area. Gloss-panelled doors leading from hallway and opening into:-



Reception Room One

12'0" x 10'04" into chimney breast recess. Cast-iron multi-fuel stove set onto black slate hearth with wood fender, exposed brick inlay and polished Oak-wood lintel over. Coved ceiling with centre ceiling rose, radiator. UPVC framed double glazed windows affording a private elevated outlook to the front elevation.



Reception Room Two

14'01" x 14'01" into chimney breast recess. Cast iron open fireplace with black granite hearth and open dog grate, coved ceiling with centre ceiling rose and inset spot lighting, picture rail, three column radiator, understairs storage cupboard with gloss-panelled door. UPVC framed double glazed window to the rear elevation, gloss-panelled door returning to hallway and glazed panelled door opening through into:-





Extended Kitchen

22'09" x 8'06" Ceramic sink unit and drainer with mixer kitchen tap and cupboards under. Comprehensive range of modern base, tall and drawer units incorporating Bosch oven / grill and five ring gas-on-glass hob with extractor hood over, co-ordinating Corian-worktops with matching upstands and tiled area, integrated fridge freezer, combination microwave oven and dishwasher, plumbing with under-counter space for washing machine and tumble dryer, larder cupboard housing modern gas combination boiler, laminate wood floor, inset spot lighting to ceiling, vertical column radiator. UPVC framed double glazed windows to the side and the rear elevations, modern composite door with double glazed centre panel opening into an enclosed rear yard.

First Floor Landing

5'08" x 9'09" Return spindle balustrade, coved ceiling with centre ceiling rose. Gloss-panelled doors leading from landing and opening into:-

Bedroom One

11'10" x 13'11" into chimney breast recess. Feature cast-iron fireplace, coved ceiling with centre ceiling rose, picture rail, radiator, inbuilt storage cupboard with gloss-panelled door. UPVC framed double glazed window affording an attractive outlook to the front elevation.



Bedroom Two

11'01" x 6'10" UPVC framed double glazed window affording a panoramic open outlook over fields to the rear, radiator, centre ceiling rose.





Bathroom

11'01" x 6'10" into chimney breast recess. Three piece white suite incorporating panelled P-shaped bath with mixer shower fittings, tiled area and curved glazed screen over, pedestal wash basin and low-level WC, tongue and groove boarding to dado height, coved ceiling with inset spot lighting and extractor, laminate wood floor, radiator. UPVC framed frosted double glazed window to the rear elevation.

Second Floor

Bedroom Three

18'07" x 12'01" Spindle balustrade with polished wood handrail, inset spot lighting to ceiling, vertical radiator, access to further eaves storage areas with illumination. Sealed unit double glazed Velux window to the front elevation and two Velux windows affording a panoramic open outlook over countryside to the rear.



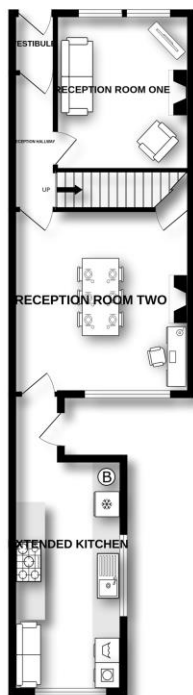
Outside

Stone walling to the front and stone steps ascending onto an elevated garden forecourt with gravelled area, flower / shrub garden and centre bay-tree, external socket and light.

Neat tarmacadam driveway providing off-the-road parking to the rear with timber fencing. Stone step with gravelled border between mature laurel hedges and timber gate opening into a private garden laid mainly to a level lawn with timber fencing to the perimeter, raised composite decking area abutting open countryside within touching distance, timber shed with power installed.



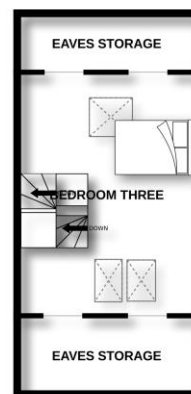
GROUND FLOOR
555 sq.ft. (51.5 sq.m.) approx.



FIRST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



SECOND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 1333 sq.ft. (123.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure :

**[House – Leasehold]
[Garden & Driveway – Freehold]**

Energy Performance Certificate Rating : C

Council Tax Band : B

Approximate Square Footage : 1,333 SqFt / 123 SqM

Services :

Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.

