

1 PENDLE FIELDS
FENCE
BB12 9HN

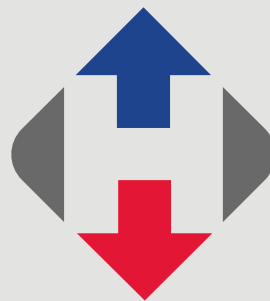
£1,675 per month



- Spacious, family-sized detached house
- 4 double bedrooms – 1 en-suite
- House bathroom, 2-piece cloakroom
- Desirable, residential location
- Excellent lounge, dining room
- Fitted kitchen, utility room
- Double garage, driveway, gardens
- Unfurnished. Min 12-month tenancy.

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A modern, spacious family-sized detached house which is situated in the sought-after village of Fence offering excellent links to the motorway network and the local amenities. The ground floor accommodation comprises entrance hall, two-piece cloakroom, dining room, large lounge with gas stove and fitted kitchen with utility room off. On the first floor, there are four generous bedrooms, one of which has an en-suite shower room and a three-piece house bathroom.



Outside there are gardens to the front, side and rear as well as a good-sized driveway and double garage.

LOCATION: Entering Fence from the Barrowford direction, turn right into St Anne's Way just before The Fence Gate and then take the first left into Wheatley Lane Road. Take the next right turning into Pendle Fields and the house is situated on the left hand side.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE HALL: With understairs storage cupboard and staircase to first floor.

W.C: Housing 2-piece suite comprising low suite w.c and washbasin with cupboard under.

DINING ROOM: 4.9m x 2.7m (16' x 8'8"); with French doors to rear garden.

LOUNGE: 7.3m x 4.9m narrowing to 4m (23'9" x 16' narrowing to 13'1"); with feature fireplace housing cast iron coal effect gas stove.

KITCHEN: 4.9m x 2.6m (16' x 8'5"); with a range of attractive fitted wall and base units with complementary granite working surfaces and up stands, integrated electric oven, 4-ring induction hob with extractor fan over, integrated dishwasher and large fridge freezer.

UTILITY ROOM: With built-in wall and base units, cupboard housing central heating boiler and door to rear.

FIRST FLOOR:

LANDING: With good-sized built-in storage cupboard.

BEDROOM ONE: 4.3m x 4.1m (14'1" x 13'4"); with excellent range of built-in wardrobes and furniture.

EN-SUITE: Housing 3-piece suite comprising low suite w.c, pedestal washbasin and walk-in shower enclosure housing direct feed shower.

BEDROOM TWO: 4.2m x 2.9m (13'7" x 9'5"); with range of built-in wardrobes.

BEDROOM THREE: 4.9m x 2.7m (16' x 8'8").





BEDROOM FOUR: 3.5m x 2.3m (11'4" x 7'5").



HOUSE BATHROOM: Housing three-piece suite comprising a low suite w.c, pedestal washbasin and panelled bath with shower tap fitment.

OUTSIDE: Garden areas to the front, side and rear, driveway and double garage.

DEPOSIT: £1,932.00

RESTRICTIONS: No pets and no smokers.

AVAILABLE: Immediately.

EPC: The energy efficiency rating for this property is C.

COUNCIL TAX: Band F, £3,481.75 (April 2025).

Please Note

A deposit is required for each property, this would normally be the equivalent of 5 weeks' rent.

The prospective tenant will be required to pay a holding deposit, at the point of the application being accepted, which will reserve the property for 10 days in order to obtain references. The holding deposit is equivalent to 1 week's rent and is non-refundable should you withdraw from the process, fail a 'Right to Rent' check or provide any false or misleading information on the application. Once the tenancy is complete, the holding deposit will be credited to the first month's rent.

Full reference checks are carried out on every tenant.

Should the landlord agree for the tenant to have a pet at the property, the rent will be increased by 5% each month.

Payment of the first month's rent and deposit **MUST** be made by bank transfer, Building Society counter cheque or debit card. Personal cheques are not acceptable except in exceptional circumstances and in any case a minimum of 10 days will be required for such cheques to be cleared. We cannot accept payment by credit card or cash.





CONFIDENCE GUARANTEE

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End Of Tenancy Management



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