



# *523 Wheatley Lane Road*

*Fence*

*Offers in the Region of: £575,000*



**Pendle Hill  
Properties**



*523 Wheatley Lane Road, Fence*  
*£575,000 Offers in the*  
*Region of*

A great opportunity to acquire this stunning three-bedroom detached property in the highly sought after village of Fence with potential to be reverted to a four bedroom briefly comprises a kitchen, dining room, lounge, conservatory, wc, master bedroom with ensuite, two further bedrooms, bathroom, surrounding gardens, garage, and gated driveway.



## LOUNGE

A spacious lounge boasting a beautifully integrated feature fireplace with stone surround, brick feature wall, carpeted flooring, ceiling spotlights, radiator, double-glazed window, and sliding upvc doors to the conservatory.

## KITCHEN

A fully fitted kitchen with a range of base and wall-mounted gloss white units with complimentary quartz worktops briefly comprises NEFF appliances, four ring induction hob with overhead extractor, oven, warming drawer, microwave, dishwasher, fridge, undermount basin sink with mixer tap, breakfast bar, ceiling spotlights, laminate flooring, integrated storage, radiators, double-glazed window to the rear, and provides access to the dining room, and garage.

## DINING ROOM

The large separate dining room briefly comprises a feature electric fireplace with mantel, carpeted flooring, radiator, ceiling light point, and a double-glazed window to the front.

## CONSERVATORY

Located to the rear this newly built conservatory has stunning views and briefly comprises surrounding double-glazed windows, skylight, sliding upvc doors to the rear, radiator, laminate flooring, and ceiling spotlights.

## DOWNSTAIRS WC

Located through the hall the downstairs wc briefly comprises a floating low level wc, floating basin sink with waterfall tap, tiled flooring, tiled walls, radiator, ceiling spotlights, and a frosted window.

## MASTER BEDROOM WITH ENSUITE

A spacious double bedroom briefly comprising carpeted flooring, integrated wardrobes, radiator, ceiling light point, and a large, double-glazed window to the side.

Accessed through the integrated wardrobes the master ensuite briefly comprises a walk-in shower cubicle with overhead rainfall attachment, floating basin sink, floating low-level wc, towel warmer, tiled flooring, tiled walls, ceiling spotlights, and a frosted window.

## BEDROOM TWO

A spacious double bedroom briefly comprises carpeted flooring, eaves storage, radiator, ceiling light point, and a double-glazed window to the rear.

## BEDROOM THREE

Another double bedroom with potential to convert back to two separate bedrooms briefly comprises carpeted flooring, integrated wardrobes, radiators, ceiling light points, and a double-glazed window to the front, and rear.

## FAMILY BATHROOM

A large family bathroom briefly comprises a unique inset bathtub, walk-in shower cubicle with overhead rainfall attachment, floating storage basin sink, floating low-level wc, floating storage basin sink, LED anti-fog mirror, towel warmer, Amtico flooring, ceiling spotlights, frosted window, and providing access to the large eaves storage.

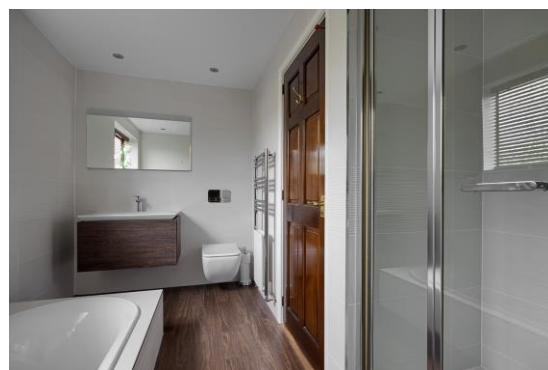
## EXTERNAL

The extensive externals of the property boasts a multi-vehicle gated driveway, garage, stunning landscaped gardens, multiple patio areas, greenhouse, and landscape views to the rear.

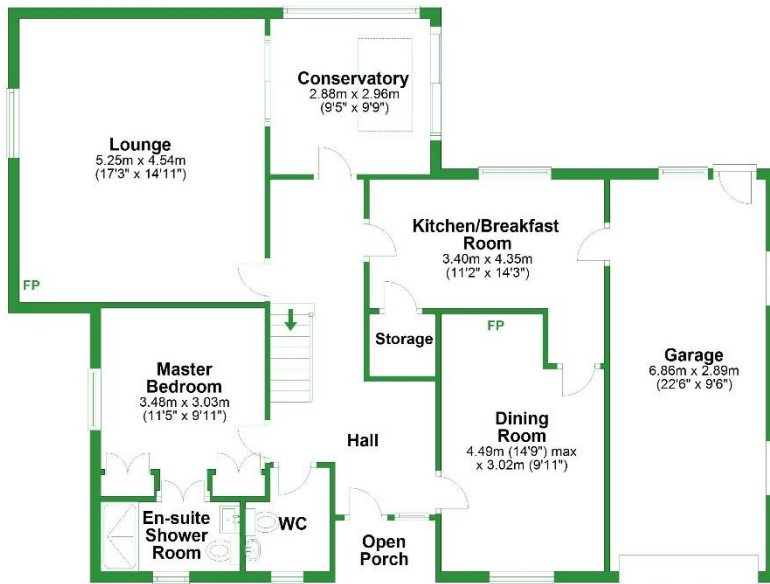
## ADDITIONAL INFORMATION

Tenure = Freehold

Council Tax Band = F



**Ground Floor**  
Approx. 115.4 sq. metres (1241.9 sq. feet)

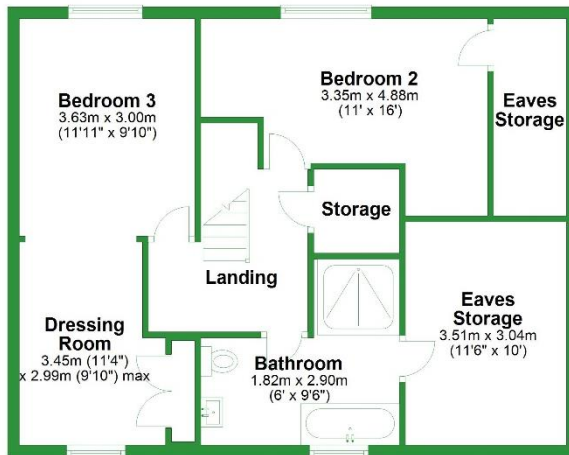


Total area: approx. 186.0 sq. metres (2002.3 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.  
Plan produced using PlanUp.

**First Floor**

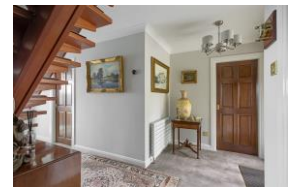
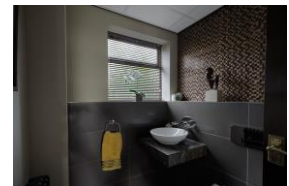
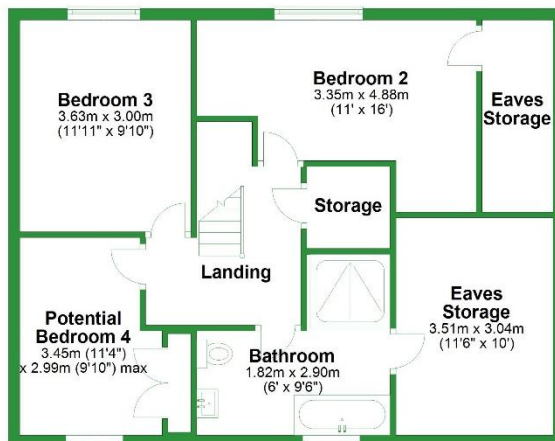
Approx. 70.6 sq. metres (760.4 sq. feet)



**Potential to convert a fourth-bedroom floorplan:**

**First Floor**

Approx. 70.6 sq. metres (760.4 sq. feet)



Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out nor the services, appliances, and fittings have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).



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