



*4 Forester Drive*

*Fence*

*£185,000*



**Pendle Hill  
Properties**





4 Forester Drive, Fence  
£185,000

A great opportunity to purchase this three-bedroom, semi-detached property located in Fence, briefly comprising of a kitchen, lounge, dining room, second lounge/third bedroom, bathroom, two further bedrooms, shower room, rear and front garden, and a driveway with a garage.



## LOUNGE

A spacious lounge briefly comprises a gas fire with mantle, carpeted flooring, wall mounted and ceiling light points, radiator, and a large, double-glazed bay window to front.

## KITCHEN

A fully fitted kitchen with a range of base and wall-mounted units with laminate worktops briefly comprises a four-ring electric hob with overhead extractor, stainless steel sink with drainers and tap, integrated oven, space for a fridge, vinyl tiled flooring, ceiling light point, a large, double-glazed window to the side and double-glazed wooden doors to the rear of the property.

## DINING ROOM

Located to the front of the property the dining room briefly comprises carpeted flooring, ceiling light point, radiator, and double-glazed window to the front.

## SECOND LOUNGE/BEDROOM THREE

To the rear of the property is a second lounge boasting a double-glazed window, carpeted flooring, ceiling light point, and a radiator.

## BATHROOM

Located on the ground floor, the bathroom briefly comprises laminate flooring, bath with shower attachment, a pedestal sink, low-level WC, radiator, ceiling light point, and a frosted window to the side.

## BEDROOM ONE

Located on the first floor, bedroom one boasts carpeted flooring, a ceiling light point, a radiator, and a double-glazed window to the front.

## BEDROOM TWO

A spacious double bedroom briefly comprises carpeted flooring, fitted, ceiling light point, radiator, and a double-glazed window to the front and side of the property.

## SHOWER ROOM

The bathroom briefly comprises laminate flooring, a walk-in shower with attachment, a pedestal sink, low-level WC, radiator, ceiling spotlights, and a Velux window to the rear.

## EXTERNAL

To the rear of the property garden and patio area.  
To the front of the property is a garage and driveway boasting mature shrubs.

## ADDITIONAL INFORMATION

Tenure = Freehold.

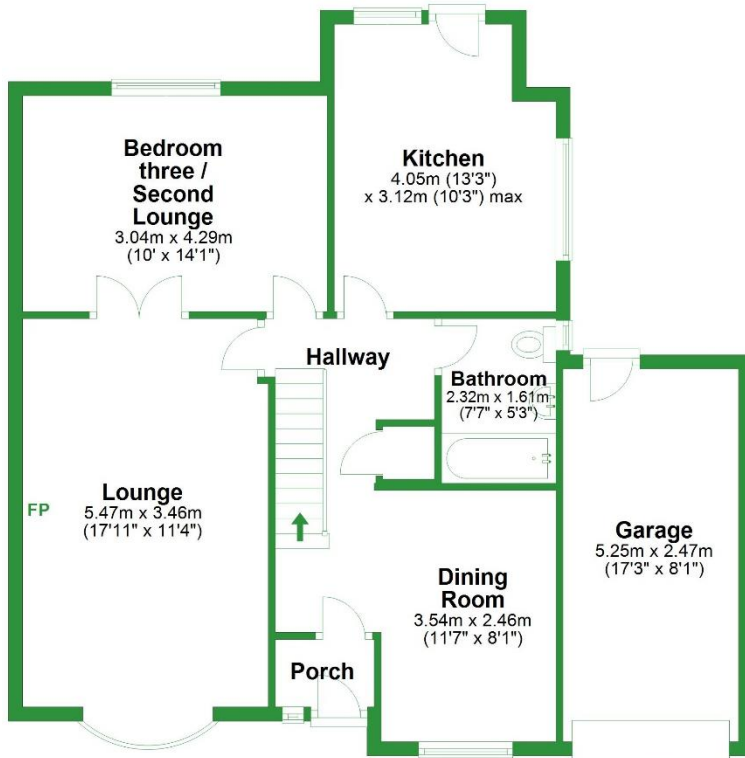
Council Tax Band = D





### Ground Floor

Approx. 82.1 sq. metres (883.8 sq. feet)

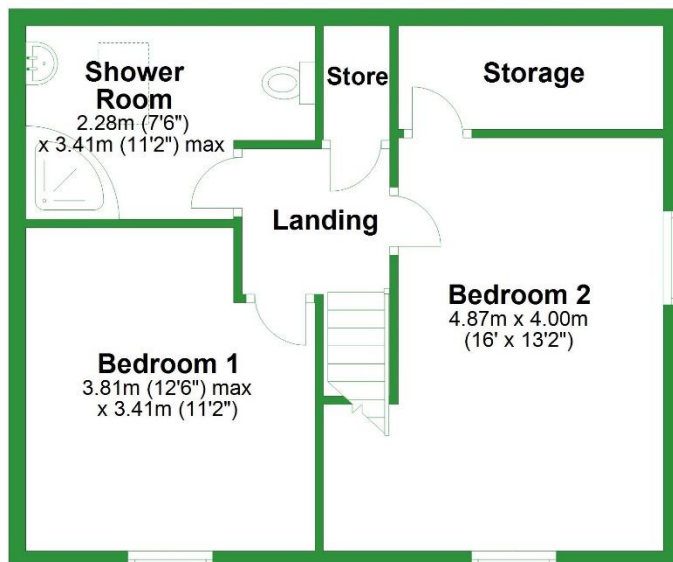


Total area: approx. 128.6 sq. metres (1384.2 sq. feet)

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

### First Floor

Approx. 46.5 sq. metres (500.4 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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