



438 Wheatley Lane Road

Fence

Offers in the Region of: £195,000



**Pendle Hill
Properties**



438 Wheatley Lane Road, Fence
£195,000 Offers in the
Region of

A mid-terraced property in the highly sought-after village of Fence, briefly comprises a lounge, kitchen, dining room, three bedrooms, bathroom, and a front and rear garden.



LOUNGE

A spacious lounge briefly comprises carpeted flooring, ceiling and wall-mounted light points, a feature fireplace, radiator, and a double-glazed window to the front.

KITCHEN/DINING ROOM

A fully fitted kitchen with a range of base and wall-mounted units with an island and complimentary hardwood worktops briefly comprises a four-ring induction hob, ceramic sink with drainers and mixer tap, integrated oven, microwave and dishwasher, space for a washing machine and dryer, Karndean flooring, ceiling spotlights, a radiator, double-glazed windows and a upvc door to the rear.

BEDROOM ONE

A large double bedroom briefly comprises a double-glazed window to the front, wood effect laminate flooring, a ceiling light point, and a radiator.

BEDROOM TWO

A second double bedroom briefly comprises carpeted flooring, a ceiling light point, radiator, integrated storage, and a double-glazed window to the rear of the property.

BATHROOM

The bathroom boasts a bath, walk-in shower with overhead attachment, tiled flooring, storage basin sink, low-level WC, radiator, two nooks, ceiling spotlights, and a frosted window to the rear.

LOFT ROOM/THIRD BEDROOM

The loft room currently utilised as a third bedroom, briefly comprises carpeted flooring, two Velux windows, two ceiling light points, and a radiator.

EXTERNAL

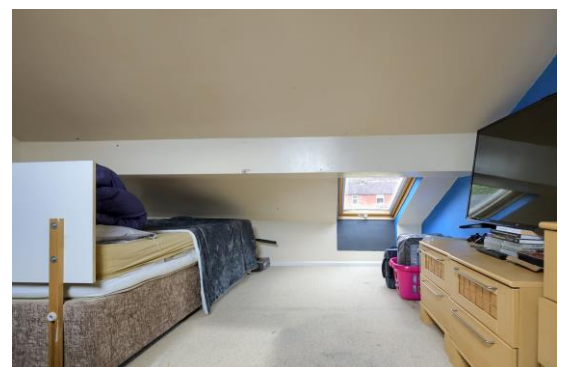
To the front of the property is a garden.

To the rear of the property is a patio area.

ADDITIONAL INFORMATION

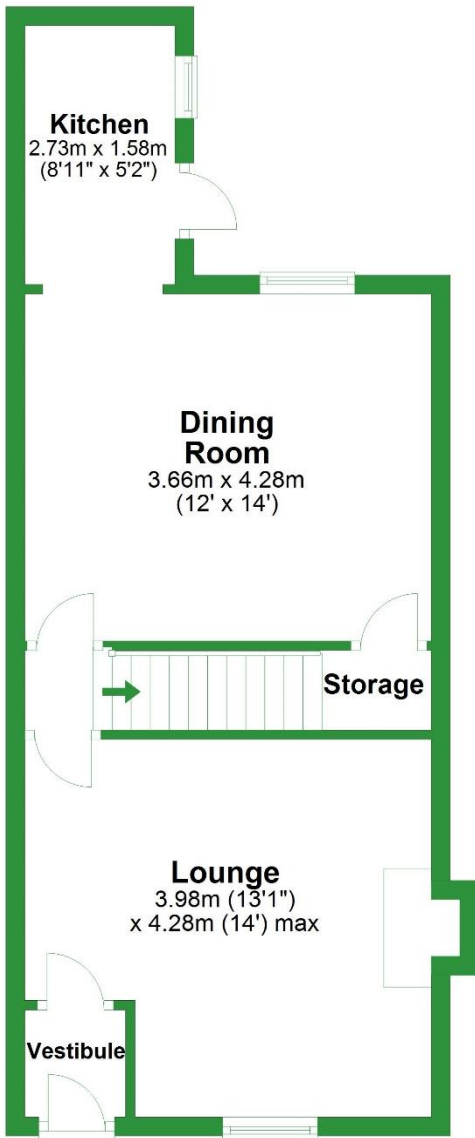
Tenure = Leasehold, peppercorn lease, 873 years left.

Council Tax Band = B



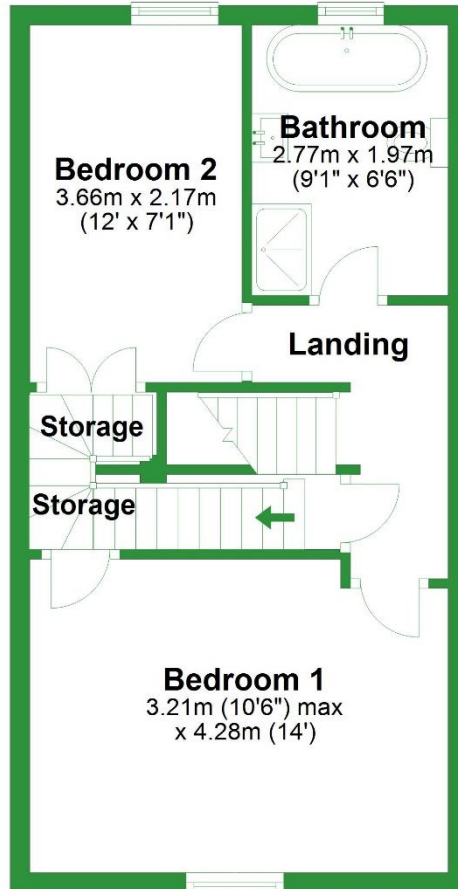
Ground Floor

Approx. 41.6 sq. metres (447.9 sq. feet)



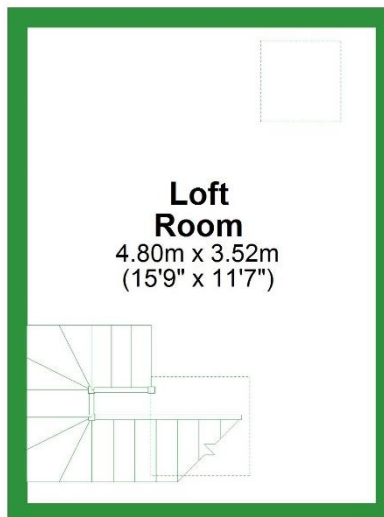
First Floor

Approx. 37.4 sq. metres (403.0 sq. feet)



Second Floor

Approx. 16.9 sq. metres (181.9 sq. feet)



Total area: approx. 95.9 sq. metres (1032.7 sq. feet)

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



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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