

Property Details

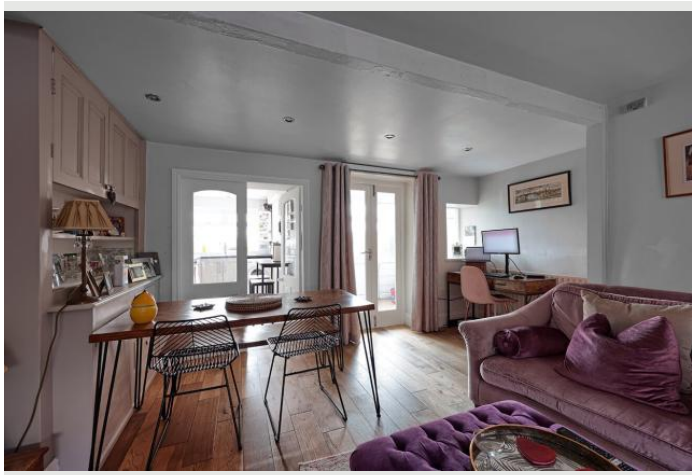
417 Wheatley Lane Road, Fence,
Burnley, Lancashire, BB12 9ED

OIRO £189,950



Property Photos

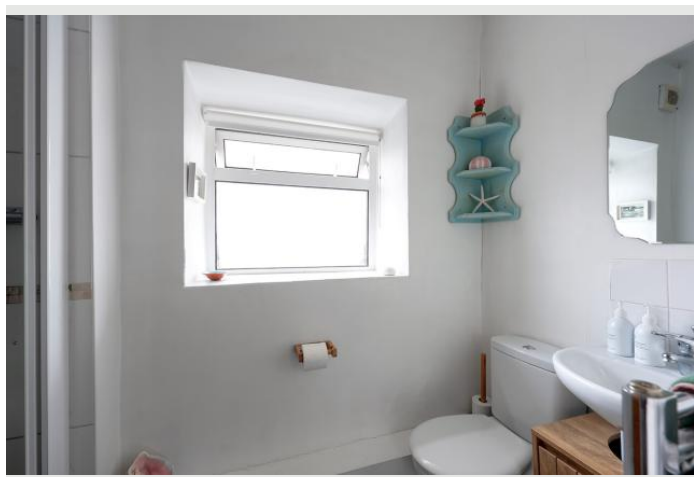
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Creation Date
18/08/2025

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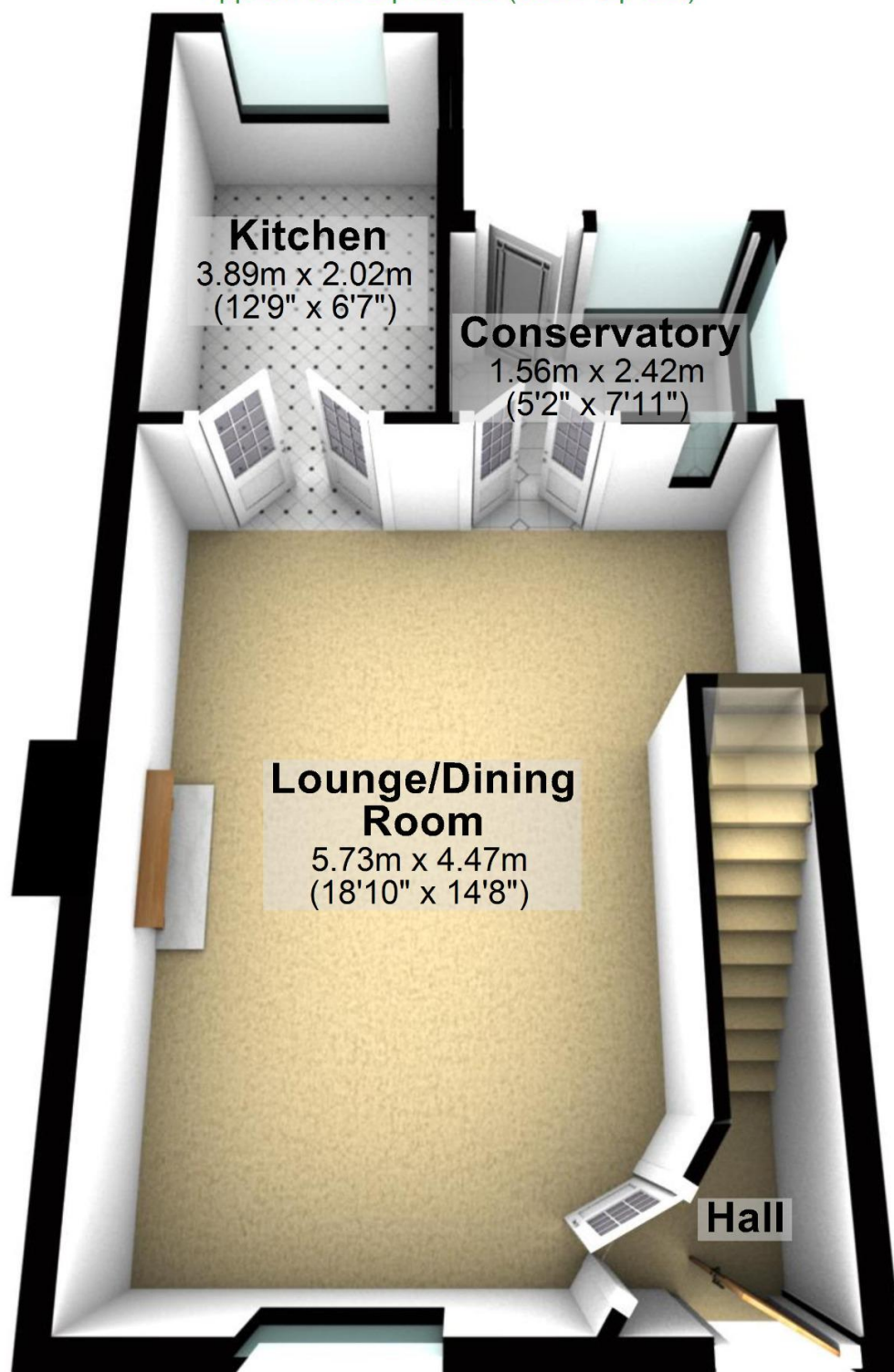
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Property Floor Plans

417 Wheatley Lane Road, Fence, Burnley, Lancashire, BB12 9ED

Ground Floor

Approx. 36.8 sq. metres (396.4 sq. feet)



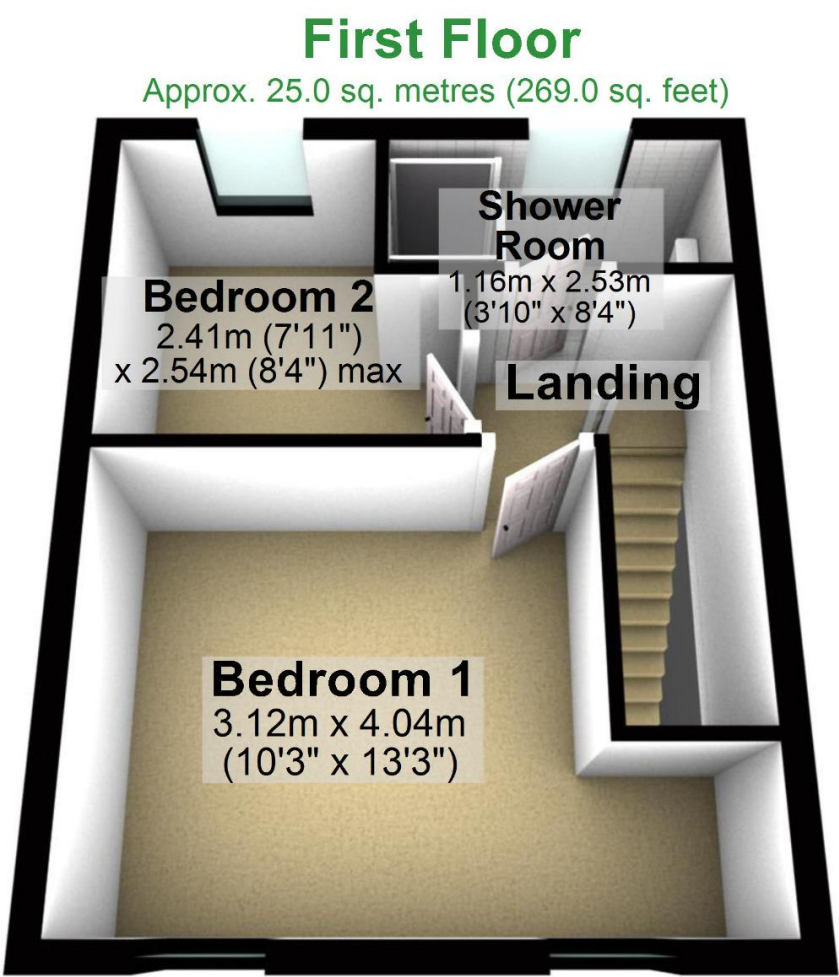
Total area: approx. 61.8 sq. metres (665.4 sq. feet)

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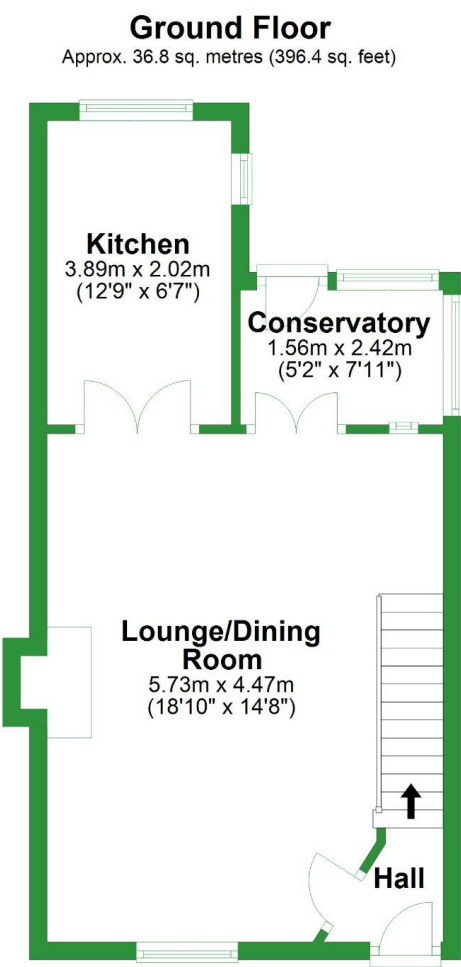
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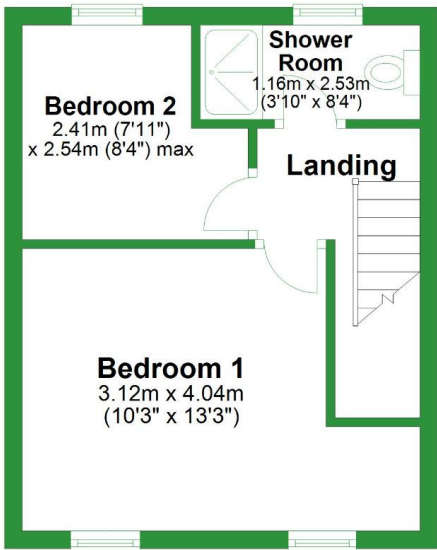
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First Floor

Approx. 25.0 sq. metres (269.0 sq. feet)



Property Info

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Property Type
House
Property Style
Terraced
Bedrooms
2
Bathroom
1
Receptions
2
Tenure Type
Leasehold
Floor Area
665.4
Agency Type
Sole
Parking
Street Parking
Type
Sales
Electricity
Mains Supply

Property Info

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Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas Central
Broadband
FTTC, FTTP
Accessibility
-
Restrictions
-
Condition
-
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-

Property Info

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Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
2825-05-03
Price Qualifier
OIRO
Price
£189,950
Land Size
-
Age of Property
-
Year Built
-
New Home
No

Property Features

417 Wheatley Lane Road, Fence, Burnley, Lancashire, BB12 9ED

Feature 1

Two Bedroom Cottage

Feature 2

Open Plan Lounge And Dining Area

Feature 3

Cottage Style Features Throughout

Feature 4

Utility Area To The Rear

Feature 5

Private Patio Area With Views Over Open Countryside

Feature 6

Amenities Nearby - Pubs, Shop And Post Office

Feature 7

One Year Old Boiler With 10 Year Guarantee

Property Description

417 Wheatley Lane Road, Fence, Burnley, Lancashire, BB12 9ED

Charming Two Bedroom Cottage with Field Views

Charming Two Bedroom Cottage with Field Views

Key Features

- Charming two-bedroom cottage in the heart of Fence
- Open plan lounge and dining area with gas fire and stone mantle
- Cottage style features throughout
- Two double bedrooms and a shower room
- Utility area to the rear
- Private patio area with views over open countryside
- Short walk to local amenities local pubs, village shop and post office
- Excellent transport links to nearby towns such as Burnley, Barrowford, and Colne
- One year old boiler with 10 year guarantee

Tucked along the popular Wheatley Lane Road in Fence, this lovely two-bedroom cottage offers a warm and homely feel throughout. Inside, there's an open plan lounge and dining area with a gas fire set beneath a stone mantle, and characterful wooden doors that add to its charm. The kitchen is positioned to the rear, just off the dining area, and there's a useful utility space accessed separately from the main living area. Upstairs includes two double bedrooms and a shower room. Outside, the front has a pleasant forecourt garden, while the rear patio is private and looks out across open fields.

From the Agent's Perspective:

This home is a great mix of comfort and character. The open plan layout downstairs makes it feel spacious, yet it still keeps that snug cottage atmosphere. The rear patio is a real highlight – quiet, private, and with a lovely outlook across open countryside. Ideal for first-time buyers, downsizers, or anyone looking for something with charm and practicality.

From the Client's Perspective:

Fence is a truly lovely village to live in. It has a real sense of community and everything you

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need close at hand. There are two great pubs within a 10-minute walk in either direction - both serve lovely food. The village shop and post office are just a short stroll away, making day-to-day errands easy. One of the best things about the area is the access to beautiful countryside walks, right on your doorstep. It's a peaceful, friendly place that offers both charm and convenience.

Additional Information

Tenure- Leasehold, 800 years remaining, peppercorn lease.

Council tax band - C

Heating- Gas central heating

Electric- Mains

Drainage - Mains

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