

Property Details

31 Pendle Fields, Fence, Burnley,
Lancashire, BB12 9HN

OIRO £425,000



Property Photos

31 Pendle Fields, Fence, Burnley, Lancashire, BB12 9HN



Creation Date
16/12/2025

Property Photos

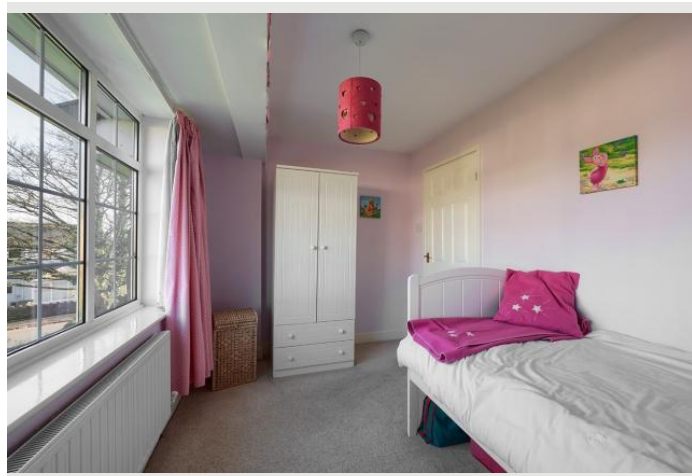
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Property Floor Plans

31 Pendle Fields, Fence, Burnley, Lancashire, BB12 9HN

Ground Floor

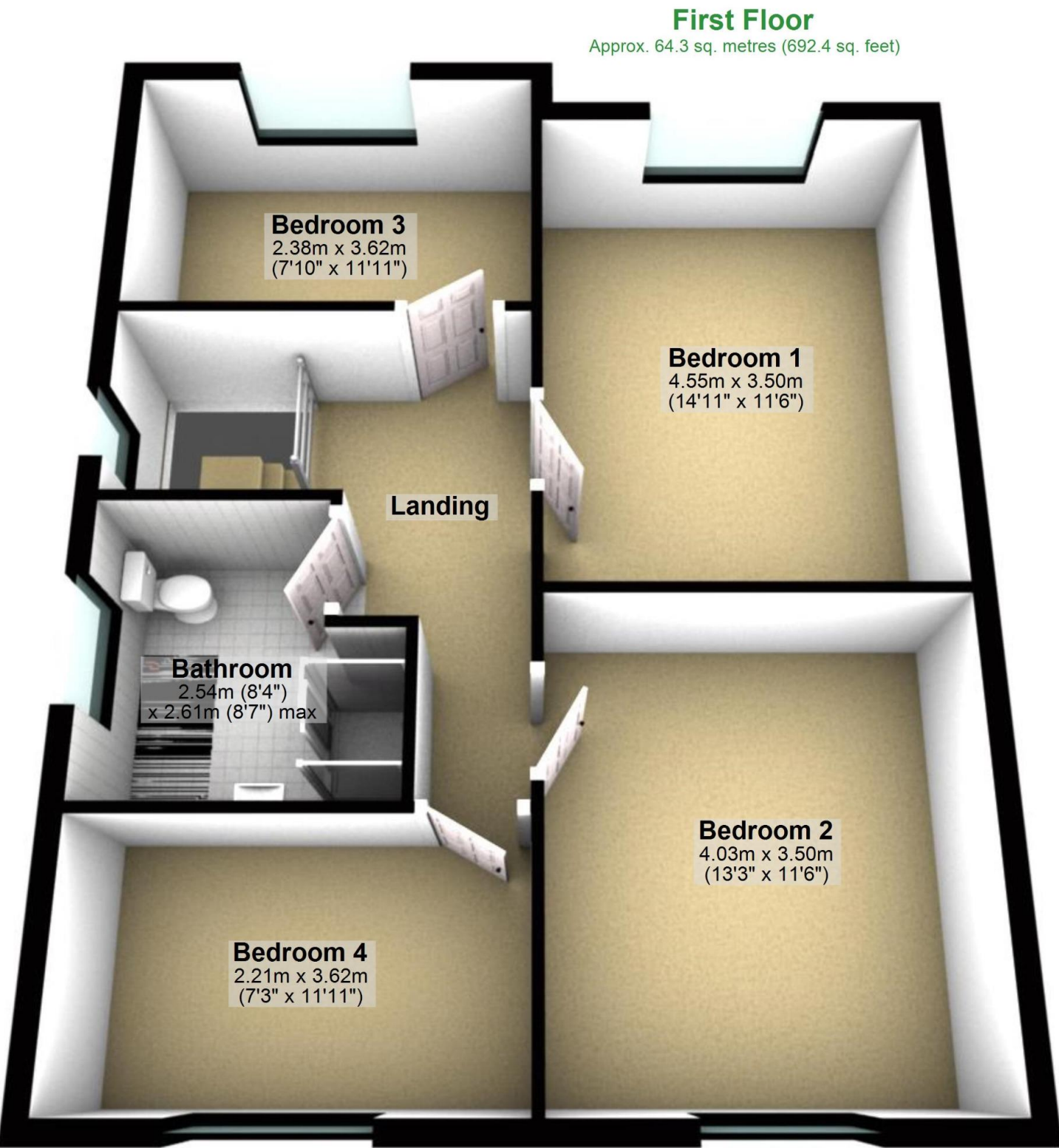
Approx. 102.7 sq. metres (1105.6 sq. feet)



Total area: approx. 167.0 sq. metres (1798.0 sq. feet)

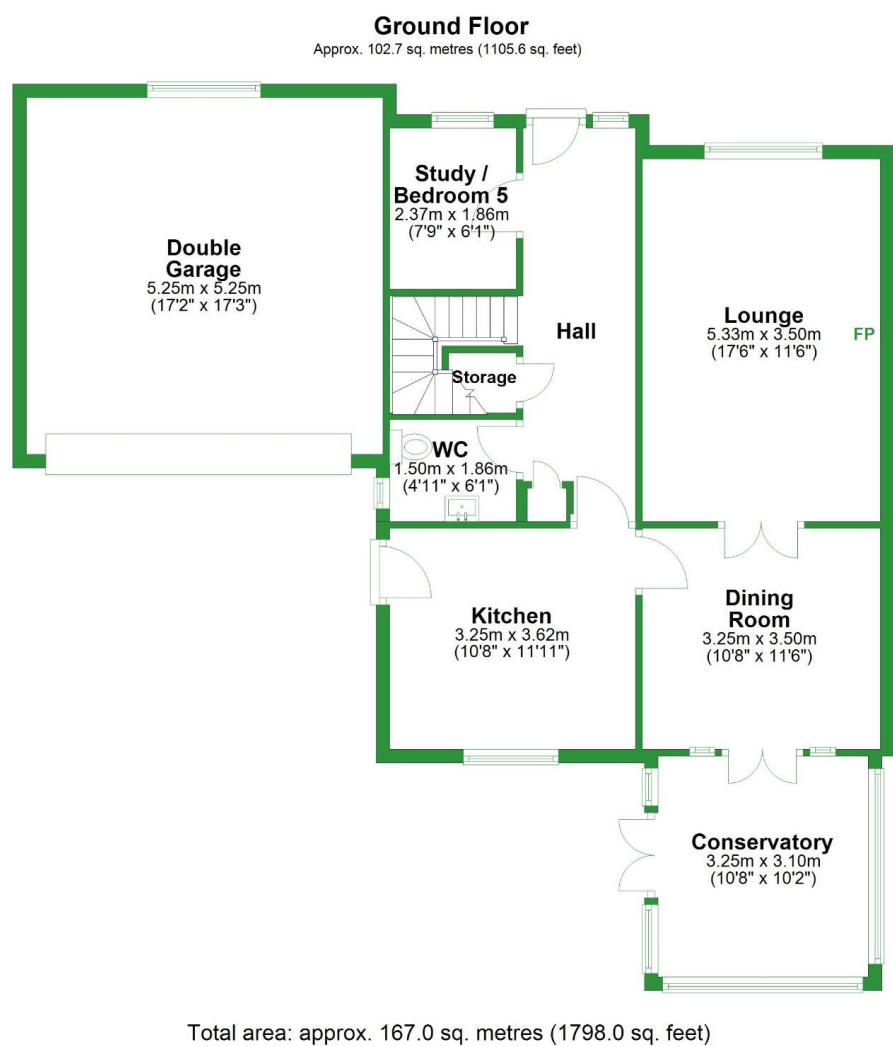
Property Floor Plans

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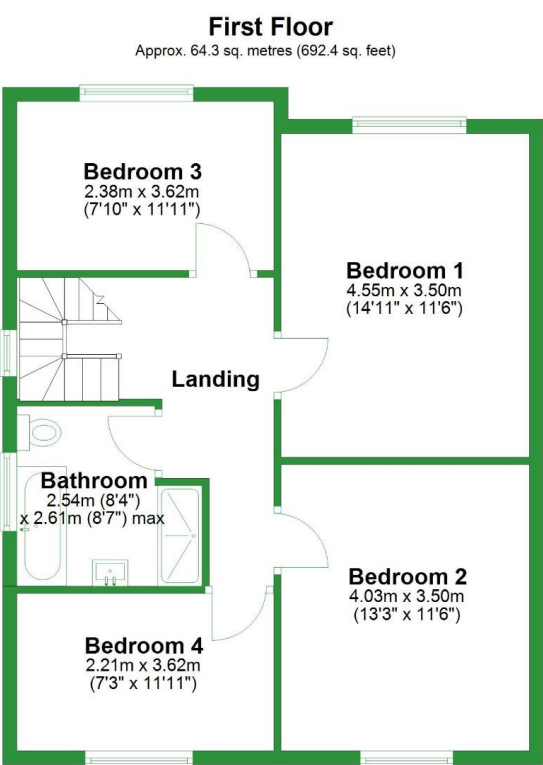
Property Floor Plans

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Property EPC

31 Pendle Fields, Fence, Burnley, Lancashire, BB12 9HN

Energy performance certificate (EPC)

31 Pendle Fields Fence BURNLEY BB12 9HN	Energy rating D	Valid until: 10 December 2035 Certificate number: 2000-6202-6050-2196-6695
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Property type	Detached house
Total floor area	142 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	73 C
39-54	E		
21-38	F		
1-20	G		

Property Info

31 Pendle Fields, Fence, Burnley, Lancashire, BB12 9HN

Property Type
House
Property Style
Detached
Bedrooms
4
Bathroom
1
Receptions
3
Tenure Type
Freehold
Floor Area
1798
Agency Type
Sole
Parking
Drive
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

-

Price Qualifier

OIRO

Price

£425,000

Land Size

-

Age of Property

-

Year Built

-

New Home

No

Property Features

31 Pendle Fields, Fence, Burnley, Lancashire, BB12 9HN

Feature 1

Four Bedroom Detached Property

Feature 2

Spacious Reception Rooms

Feature 3

Substantial Driveway And Garage

Feature 4

Rear Garden With Patio Area Ideal For Outdoor Seating

Feature 5

Large Lawn To The Front

Feature 6

Located In The Friendly Village Of Fence, Close To Local Amenities And Walks

Property Description

31 Pendle Fields, Fence, Burnley, Lancashire, BB12 9HN

A Spacious Family Home in the Heart of Fence

Key Features

- Spacious four-bedroom layout with well-proportioned rooms
- Flexible ground floor including a study/optional fifth room
- Bright conservatory leading from the dining room
- Practical, good-sized kitchen suited to everyday use
- Family bathroom upstairs and a convenient downstairs WC
- Large driveway offering excellent off-road parking
- Substantial garage suitable for storage or workshop space
- Rear garden with patio area ideal for outdoor seating
- Wide front lawn giving the property strong kerb appeal
- Located in the friendly village of Fence, close to local amenities and walks

A well-kept four-bedroom detached property set within a popular village. Inside, you'll find a bright kitchen, a good-sized lounge, and a dining room that opens into a spacious conservatory. There is also a study, which could be used as an extra reception room or a bedroom, along with a convenient downstairs WC.

The first floor offers four comfortable bedrooms and a family bathroom. Outside, the rear garden includes a patio area ideal for relaxing or hosting friends, along with a generous driveway and a large garage. To the front, a wide lawn gives the home a welcoming feel.

From the Agent's Perspective:

This property offers an excellent layout for families or anyone needing flexible space. The flow between the lounge, dining room, and conservatory creates a bright ground floor, and the additional study provides real versatility. The outdoor space is another strong point, with plenty of parking, a substantial garage, and a rear garden that feels private and easy to enjoy. Its location within Fence adds to the appeal, giving buyers a chance to settle in a friendly village with great access to local amenities and countryside walks.

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From the Client's Perspective:

We've lived here for 40 years and now feel its time to downsize. We've loved being part of such a friendly village and have many happy memories in this home. We hope the next owners enjoy it as much as we have.

Additional Information

Tenure- Freehold

Council tax band - E

Heating- Gas Central Heating

Electric- Mains

Drainage - Mains

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