



Hilton &
Horsfall

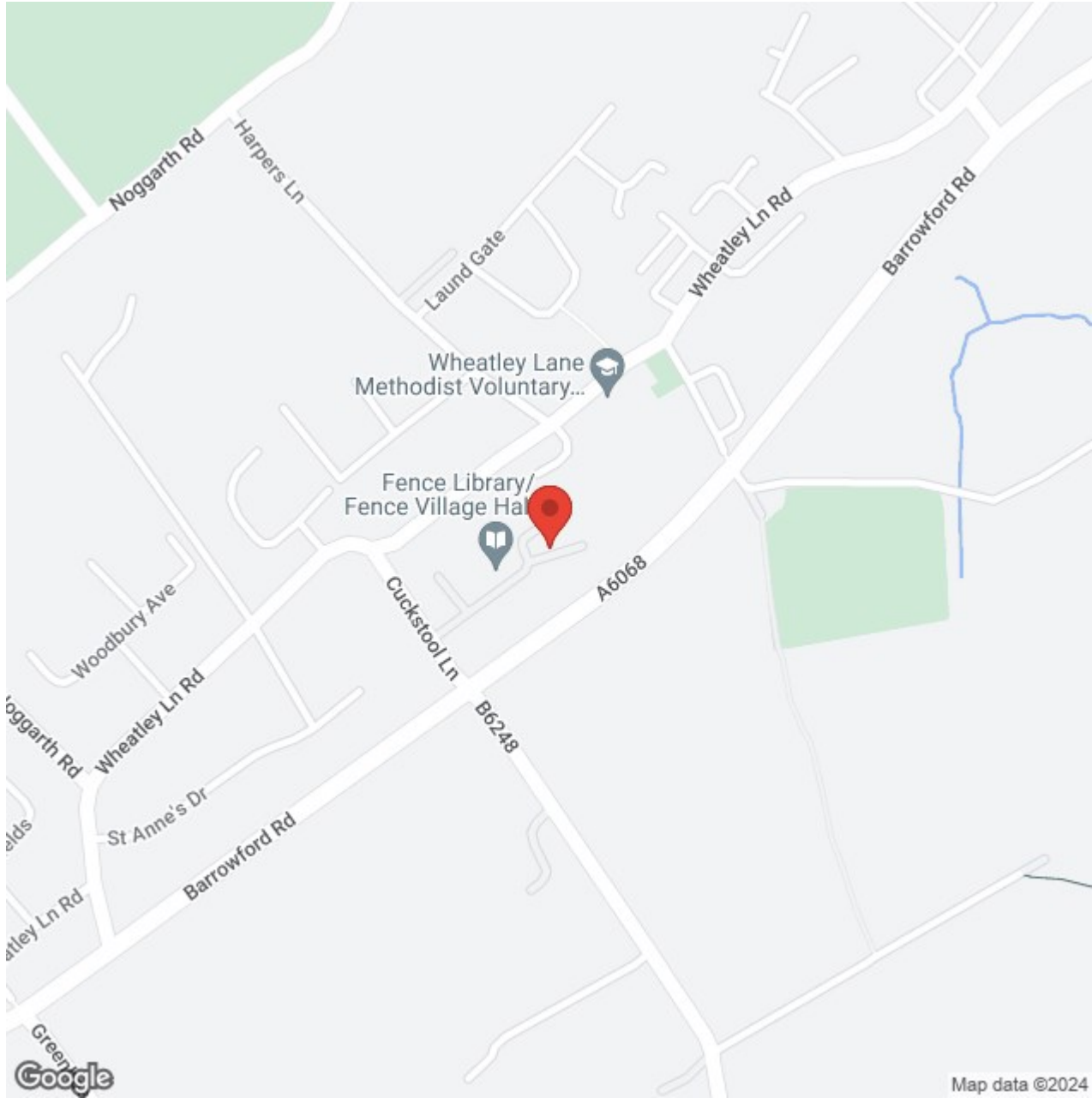
BB12 9QH

Wheatley Close, Fence Offers In The Region Of £94,950

A brilliant opportunity to acquire this ONE bedroom first floor apartment located in a highly desirable area of Fence. Situated close by to local amenities, transport links and good schools. The M65 motorway is only a short drive away offering easy access through to neighbouring towns / cities such as: Burnley, Blackburn & Manchester. This property affords many noteworthy features and briefly comprises of: a family sized living room, kitchen, bedroom of double proportions and a three piece contemporary bathroom suite.

Externally there are communal grounds surrounding. Early viewing is highly advised.







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Lancashire

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LIVING ROOM 14'9" x 9'11" (4.518m x 3.024m)

A family sized living room having space for settees, 1x central heating radiator, television point and uPVC double glazed window to the front elevation.

KITCHEN 18'1" x 8'7" (5.532m x 2.629m)

Offering a range of fitted wall and base units with contrasting worktops, tiled splash back, inset sink with chrome mixer tap, plumbing for a washing machine, space for an oven / grill, space for a fridge / freezer, 1x central heating radiator, air extraction fan and uPVC double glazed window to the rear elevation.

BATHROOM

A contemporary three piece bathroom suite comprising of: a panelled bathtub with chrome

mixer tap and shower over, pedestal sink with chrome mixer tap, push button w.c, part tiled walls, air extraction fan, 1x central heating radiator, door to airing cupboard with access to boiler and uPVC double glazed frosted window to the front elevation.

BEDROOM ONE 13'8" x 8'8" (4.167m x 2.661m)

A bedroom of double proportions having space for wardrobes and drawers, 1x central heating radiator and uPVC double glazed window to the side elevation.

EXTERNALLY

Externally there are communal ground surrounding and a bin storage area.

PROPERTY DETAILS

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these

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OUTSIDE

Externally there are communal ground surrounding and a bin storage area.









Hilton & Horsfall

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