



Hilton &
Horsfall

BB12 9PD

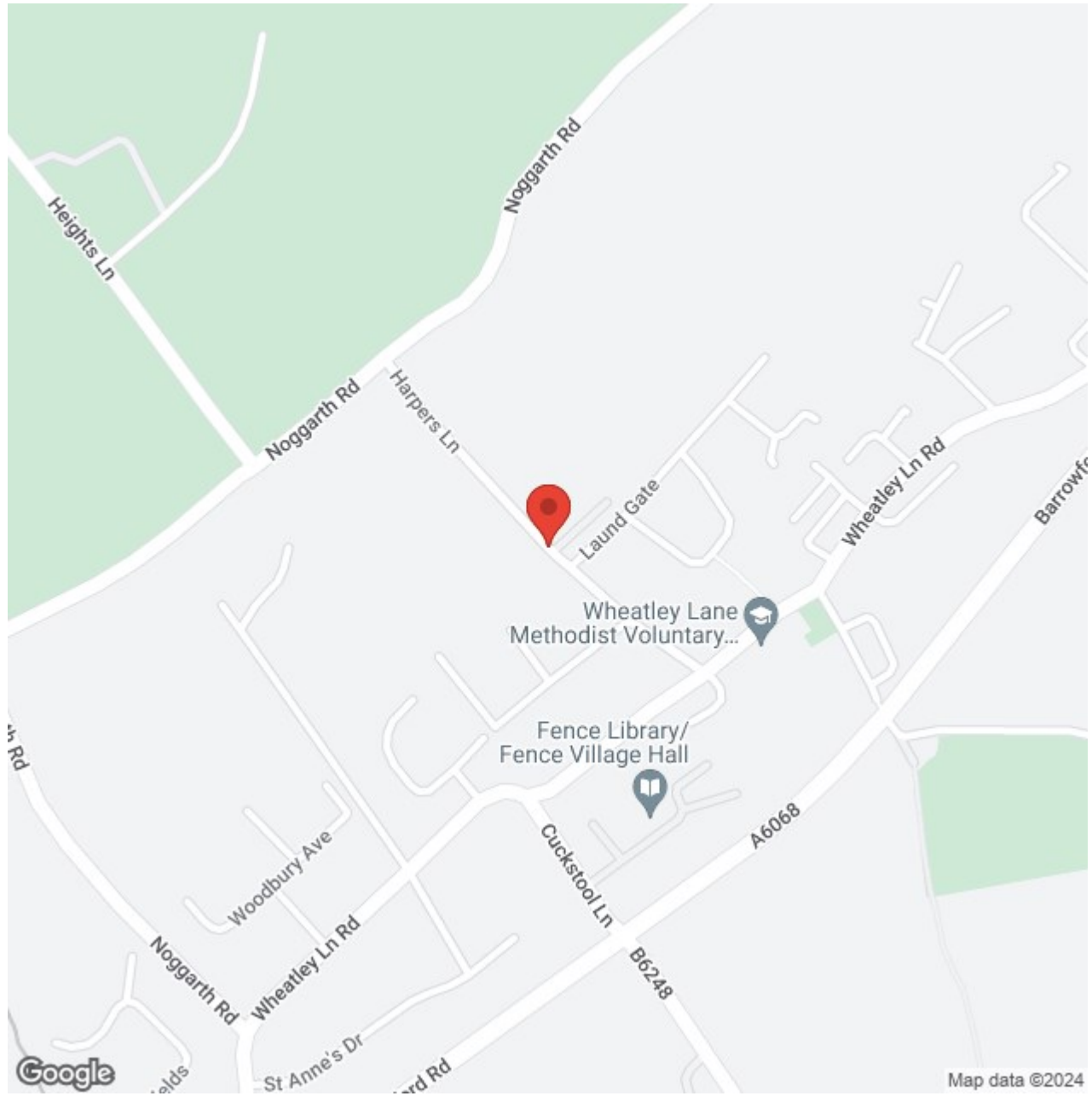
Harpers Lane, Fence

Offers In The Region Of £339,950

- Modern Family Home
- Three Double Bedrooms
- Village Location
- Rear Garden
- Off Road Parking

An amazing opportunity to acquire this absolutely stunning THREE bedroomed semi detached dwelling. Maintained to a high standard throughout and affords many noteworthy features. Briefly comprising of: a welcoming entrance hallway, downstairs w.c, comfortable sized living room and a large open plan kitchen diner. Additionally the first floor has full under floor heating throughout. To the first floor you will find three well proportioned bedrooms and a modern three piece bathroom suite. Externally to the front elevation is a block paved driveway providing off road parking and a well kept lawn. To the rear elevation you will find a private garden with a patio seating area having ample room for outdoor furniture and a large lawned area, perfect for the Spring / Summer months. Situated close by to local amenities, exceptional primary schools and network links such as the M65 motorway giving access to neighbouring towns and cities such as: Burnley, Blackburn, Manchester and beyond. Council Tax Band 'D'. Freehold. Early viewings are advised to avoid disappointment.







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Lancashire

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GROUND FLOOR

ENTRANCE

With a composite door leading to:

HALLWAY

A welcoming entrance hallway LED spotlights and grey wood effect tiled flooring.

GROUND FLOOR W.C 5'10" x 4'0" (1.78 x 1.22)

A modern two piece suite with a push button w.c., wall hung sink with chrome mixer tap, heated towel rail in chrome, LED mirror, extractor fan, partially tiled walls and grey wood effect tiled flooring.

LIVING ROOM 10'1" x 12'0" (3.09 x 3.68)

A comfortable sized living room with ample room for home furniture, television point, grey wood effect tiled flooring and a uPVC double glazed window to the front elevation.

KITCHEN DINER 21'5" x 15'10" (6.55 x 4.85)

A modern open plan kitchen diner having built in

appliances such as an electric oven, microwave, fridge freezer, dishwasher, washing machine and a four ring electric hob. The kitchen also boasts space for a large dining table and sofa, LED spot lights, television point, pendent light fittings, grey wood effect tiled flooring, uPVC double glazed window to the rear elevation and 2x uPVC double glazed french doors leading to the garden.

FIRST FLOOR / LANDING

An open landing with a glass balustrade, 1x radiator, access to the loft and a built in storage cupboard.

BEDROOM ONE 10'2" x 15'9" (3.10 x 4.82)

A large double bedroom with ample space for bedroom furniture, 1x radiator and 2x uPVC double glazed windows to the front elevation.

BEDROOM TWO 17'8" x 7'9" (5.39 x 2.37)

A good sized double bedroom with 1x radiator and a uPVC double glazed window to the rear elevation.

BEDROOM THREE 17'8" x 7'8" (5.39 x 2.35)

Another bedroom of double proportion with 1x radiator and a uPVC double glazed window to the rear elevation.

BATHROOM 5'9" x 7'10" (1.76 x 2.40)

A modern three piece suite with a tiled bath and shower over, push button w.c., wall hung sink with chrome mixer tap, 2x vanity cupboards with lighting under, heated towel rail in chrome, LED spotlights, extractor fan, partially tiled walls and grey wood effect tiled flooring.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/harpers-lane>

EXTERNALLY

Externally to the front elevation is a block paved driveway providing off road parking and a well kept lawn. To the rear elevation you will find a private garden with a patio seating area having ample room for outdoor furniture and a large lawned area, perfect for the Spring / Summer months

PUBLISHING

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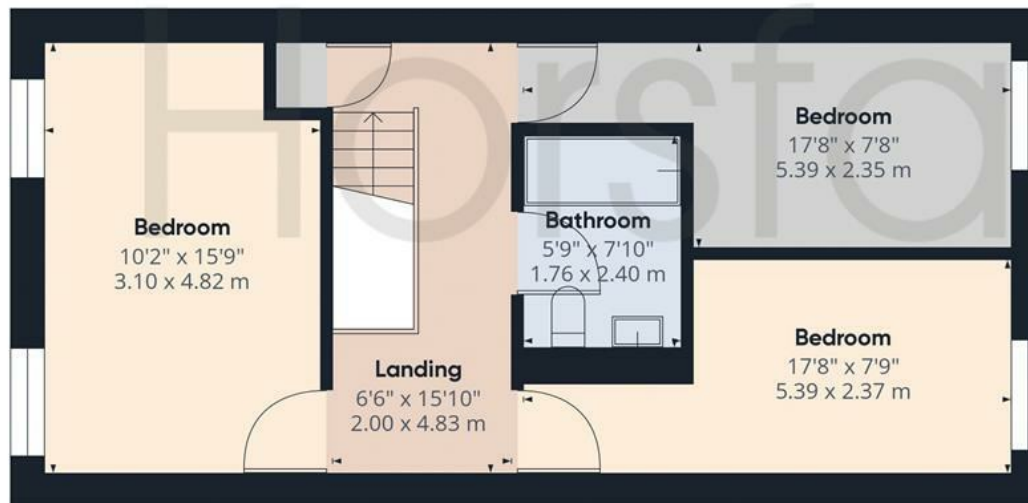


OUTSIDE

Externally to the front elevation is a block paved driveway providing off road parking and a well kept lawn. To the rear elevation you will find a private garden with a patio seating area having ample room for outdoor furniture and a large lawned area, perfect for the Spring / Summer months



Approximate total area⁽¹⁾
1062.71 ft²
98.73 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.





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