



BB12 9PE

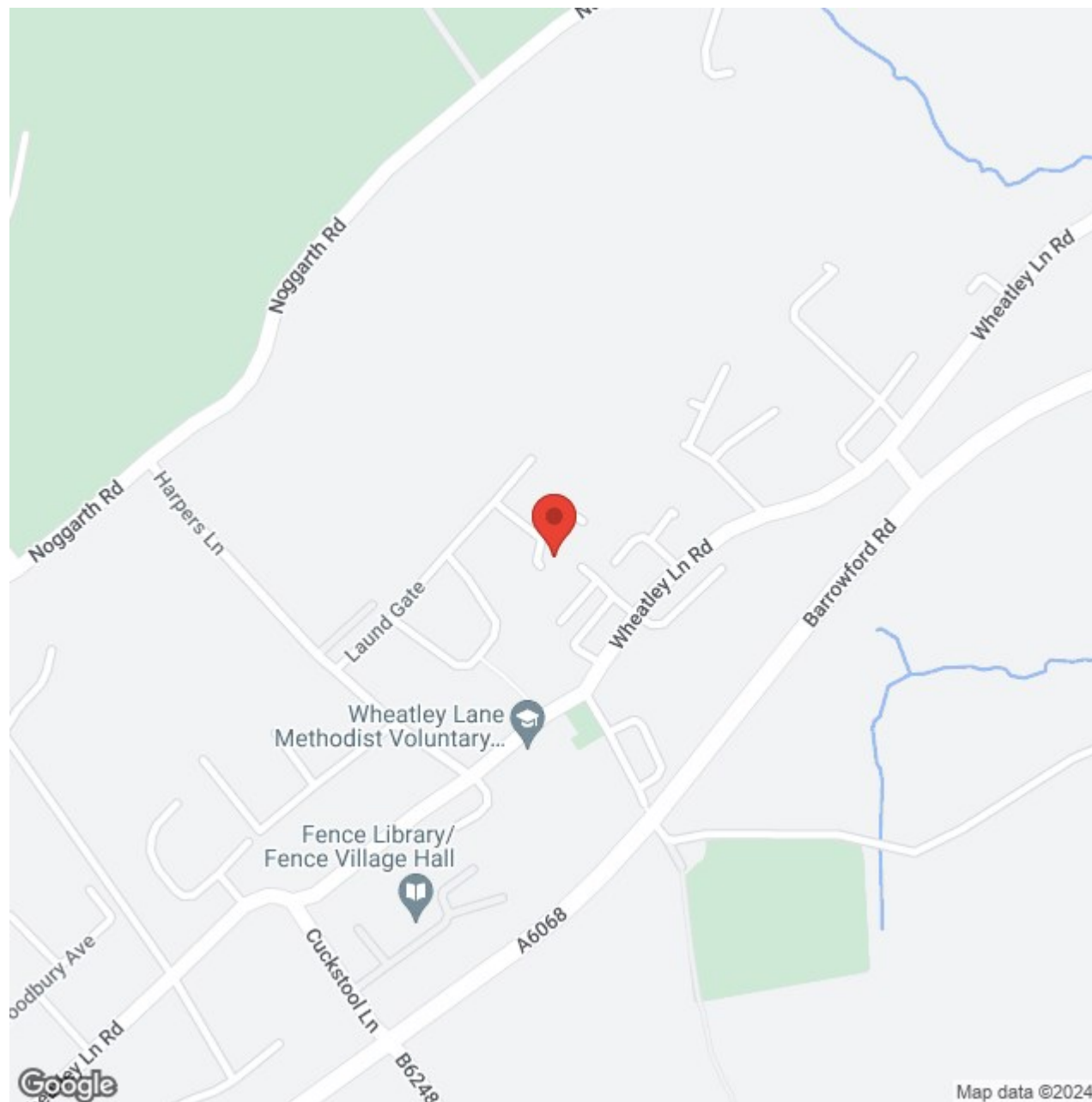
Millbrook, Fence

Offers In The Region Of £300,000

- Semi Detached • Dining Kitchen with Centre Island • Three Double Bedrooms • Ensuite & Family Bathroom • Driveway & Garage • South Facing Garden

Situated in a highly sought after area of Fence, 12 Millbrook is one not to be missed. Located conveniently close by to open countryside and woodland walks, easy access to great local pubs, good schools and transport links. The M65 motorway and bypass is only a short drive away offering easy access through to neighbouring towns / cities. The property has been maintained to a high standard throughout and briefly comprises of: a welcoming entrance hallway, family sized living room, open dining kitchen, useful ground floor w.c, office room, bright and airy sunroom, three well proportioned bedrooms (master bedroom having an en-suite shower room) and a contemporary three piece bathroom suite. Externally to the front elevation there is a driveway leading up to the integral garage providing off road parking. Externally to the rear elevation you will find an enclosed garden with a laid lawn, mature trees, shrubs and flowerbeds, an artificial lawned area, Indian Stone flagged patio and decked patio with space for garden furniture. Perfect for use during the Spring / Summer months. Council Tax Band D. FREEHOLD.







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Lancashire

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GROUND FLOOR

On the ground floor you will find:

GROUND FLOOR WC

A useful ground floor w.c comprising of: tiled flooring, part tiled walls, low level w.c, sink in vanity unit with chrome mixer tap, heated chrome towel rack and uPVC double glazed frosted panelled window to the front elevation.

LIVING ROOM 15'10" x 11'9" (4.85m x 3.60m)

A family sized living room with karndean flooring, space for settees, television point, ceiling coving, wall feature fireplace, 1x central heating radiator, french doors leading through to the dining kitchen and uPVC double glazed panelled window to the front elevation.

DINING KITCHEN 9'4" x 21'8" (2.85m x 6.61m)

Offering a range of fitted wall and base units with contrasting worktops over, tiled flooring, underfloor heating, centre island with integrated wine cooler, space for barstools, integrated Indesit oven / grill, Indesit microwave and Indesit 4 ring induction hob with chrome extractor hood above, inset sink with chrome mixer tap, integrated dishwasher, integrated 50/50 fridge / freezer, plumbing for a washing machine, space for a tumble dryer, door to under stairs storage cupboard, space for a dining table and chairs, patio doors leading through to the conservatory, uPVC door leading through to the garage and uPVC double glazed windows to the rear elevation.

SUN ROOM 9'2" x 9'2" (2.80m x 2.80m)

A bright and airy sunroom with tiled flooring, space for settees, 1x central heating radiator and uPVC double glazed window and door to the rear elevation.

OFFICE / STUDY 6'8" x 9'0" (2.05m x 2.75m)

Having wood effect flooring, space for a desk and chairs, recessed LED spotlights, housing the boiler and uPVC double glazed window and door to the rear elevation.

FIRST FLOOR / LANDING

On the first floor / landing you will find:

BEDROOM ONE 12'10" x 11'10" (3.92m x 3.61m)

A bedroom of double proportions having integrated wardrobes, space for drawers, television point, 1x central heating radiator, recessed LED spotlights, uPVC double glazed panelled window to the front elevation and door leading through to the en-suite shower room.

EN-SUITE

A stunning three piece shower room suite comprising of: fully tiled flooring, walk in shower cubicle with rainfall shower head, wall mounted floating vanity sink with chrome mixer tap, low level w.c, heated chrome towel rack, recessed LED spotlights, door to airing cupboard housing the water cylinder and uPVC panelled double glazed frosted window to the front elevation.

BEDROOM TWO 9'4" x 12'7" (2.85m x 3.86m)

Another bedroom of double proportions with space for wardrobes and drawers, 1x central heating radiator, and uPVC double glazed window to the rear elevation.

BEDROOM THREE 12'8" x 8'10" (3.87m x 2.70m)

Yet again a bedroom of double proportions with space for wardrobes and drawers, 1x central heating radiator and uPVC double glazed window to the rear elevation.

BATHROOM

A modern three piece bathroom suite comprising of: wood effect flooring, tiled walls, panelled bathtub with chrome mixer tap, pedestal sink with chrome mixer tap, push button w.c, heated chrome towel rack and uPVC double glazed frosted window to the side elevation.

INTEGRAL GARAGE 10'4" x 9'10" (3.15m x 3.02m)

Ideal for storage purposes this garage has an electrically operated garage door, full lighting and electrics.

EXTERNALLY

Externally to the front elevation there is a driveway leading up to the integral garage providing off road parking. Externally to the rear elevation you will find an enclosed garden with a laid lawn, mature trees, shrubs and flowerbeds, an artificial lawned area, Indian Stone flagged patio and decked patio with space for garden furniture. Perfect for use during the Spring / Summer months.

360 Degree Virtual Tour

<https://bit.ly/millbrook-fence-BB12>

PROPERTY DETAIL

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

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OUTSIDE

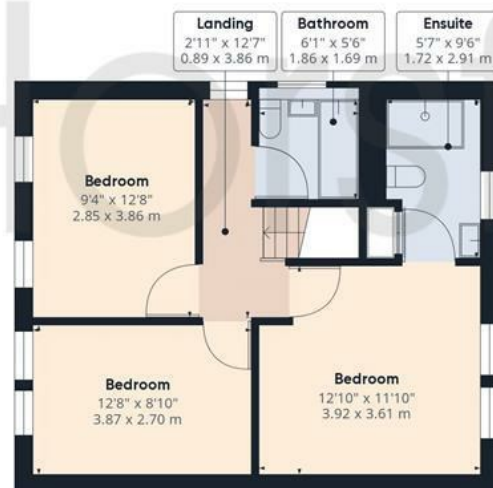
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Approximate total area⁽¹⁾

1329.42 ft²

123.51 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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