



Hilton &
Horsfall

BB12 9PJ

Greystones Drive, Fence

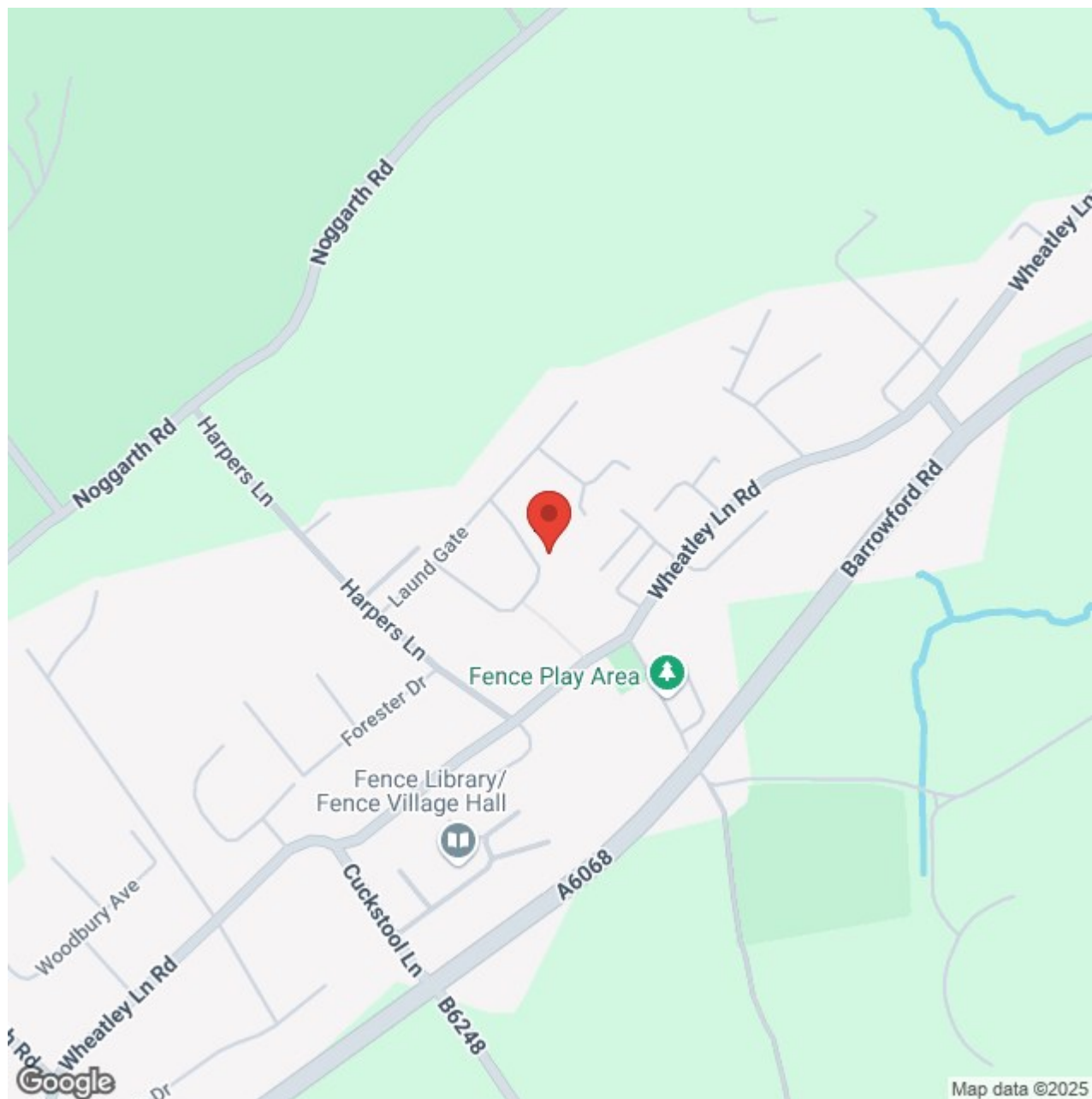
Offers In The Region Of £319,950

- Semi Detached • Three Bedrooms • Two Bathrooms • Two Reception Rooms • Enclosed Rear Garden

Located in the desirable village of Fence, this well-proportioned semi-detached home offers a flexible layout ideal for modern family living. The ground floor features a comfortable living room, separate dining room, and a bright sunroom overlooking the garden—perfect for relaxing or entertaining. There is also a ground floor bedroom and a stylish, modern shower room.

Upstairs, the property offers two further bedrooms, including a spacious master bedroom with en-suite shower room. Set in a popular residential location close to local schools, countryside walks, and commuter links.







Lancashire

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GROUND FLOOR

On the ground floor you will find:

ENTRANCE HALLWAY

A welcoming entrance hallway with wood effect flooring, 1x central heating radiator, storage cupboard, open staircase to the first floor / landing and uPVC door to the front elevation

LIVING ROOM 19'7" x 11'3" (5.98m x 3.44m)

A family sized living room with space for settees, television point, 2x central heating radiators, wall feature fireplace with gas fire, ceiling coving, open archway through to the dining room and uPVC double glazed window to the front elevation.

DINING ROOM 6'10" x 14'4" (2.09m x 4.37m)

Having ample space for a dining table and chairs, 1x central heating radiator, serving hatch, ceiling coving, open archway through to the living room and uPVC sliding patio doors to the sunroom.

SUNROOM 9'8" x 9'0" (2.95m x 2.75m)

A bright and airy sunroom with space for settees, recessed LED spotlights and uPVC double glazed windows and door to the rear elevation.

KITCHEN 9'10" x 19'4" (3.01m x 5.90m)

Offering a range of fitted wall and base units with

contrasting worktops, integrated double oven / grill, AEG 4 ring induction hob with extractor hood above, integrated Caple dishwasher, integrated 60/40 fridge/freezer, inset sink with chrome mixer tap, plumbing for a washing machine, space for a tumble dryer, integrated bin storage, wall mounted modern radiator, recessed LED spotlights, serving hatch, uPVC double glazed window to the rear elevation and uPVC double glazed frosted door to the front elevation.

BEDROOM THREE 11'7" x 7'10" (3.54m x 2.40m)

A bedroom of double proportions with space for a wardrobe and drawers, 1x central heating radiator and uPVC double glazed window to the front elevation.

BATHROOM

A stunningly modern shower room comprising of: tiled flooring, shower cubicle with rain fall shower head, low level w.c, sink in vanity unit with chrome mixer tap, heated towel rack, recessed LED spotlights and uPVC double glazed frosted window to the side elevation.

FIRST FLOOR / LANDING

On the first floor / landing there is:

BEDROOM ONE 14'3" x 10'4" (4.36m x 3.15m)

A bedroom of double proportions with fitted wardrobes and drawers, 1x central heating radiator, loft hatch, door to en-suite and uPVC double glazed window to the rear elevation.

EN-SUITE

A three piece en-suite shower room comprising of: wood effect flooring, shower cubicle, push button w.c, sink in vanity unit with chrome mixer tap, heated chrome towel rack, recessed LED spotlights, air extraction fan, LED touch sensor light up mirror and uPVC double glazed frosted window to the rear elevation.

BEDROOM TWO 11'10" x 11'5" (3.63m x 3.48m)

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

GARAGE 17'4" x 8'5" (5.30m x 2.59m)

Having ample space for storage and off road parking.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/greystones-dr-fence>

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 property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

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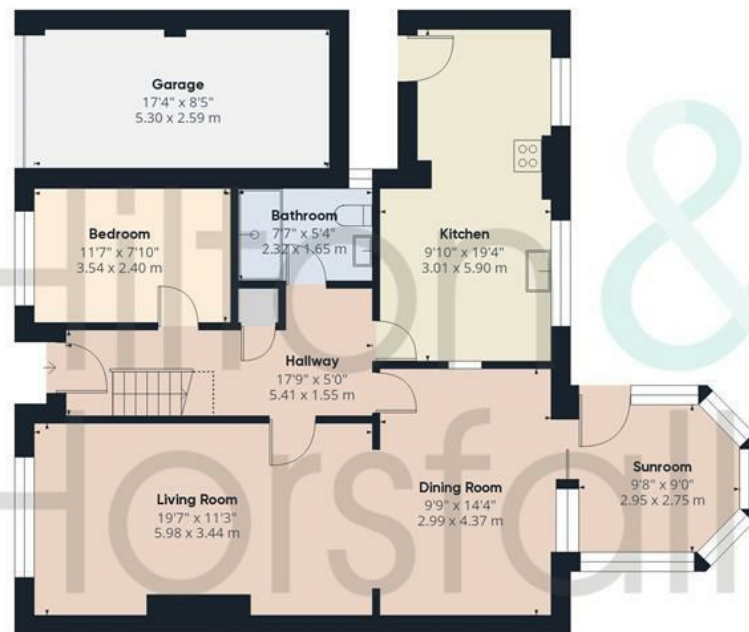


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OUTSIDE

Externally, the property enjoys a neatly maintained front garden with a small laid lawn, shrubs, and a driveway leading to a single garage, providing convenient off-road parking. To the rear, you'll find a private and enclosed garden—a peaceful outdoor retreat featuring a decked patio area with space for garden furniture, an artificial lawn, a picturesque pond, and a variety of mature trees, shrubs, and flowerbeds.





Ground Floor

Approximate total area⁽¹⁾

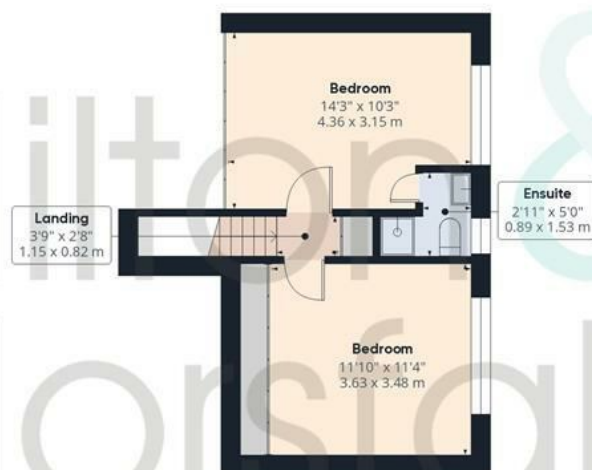
1343.23 ft²

124.79 m²

Reduced headroom

12.83 ft²

1.19 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.





Hilton &
Horsfall

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. [01282 560024](tel:01282560024)

20 Wellgate
Clitheroe
Lancashire
BB7 2DP

w. hilton-horsfall.co.uk
t. [01200 435667](tel:01200435667)