



BB12 9EA

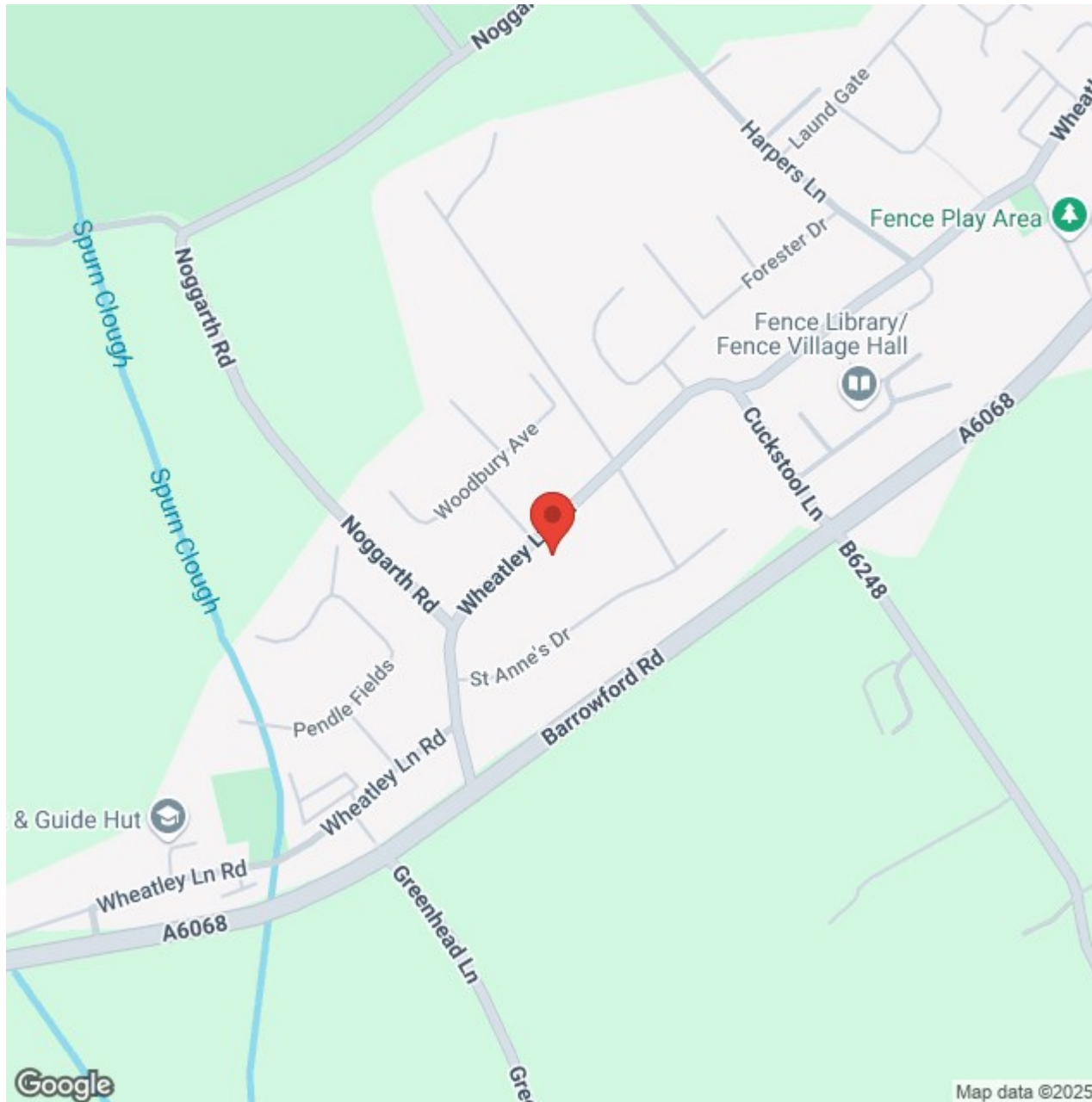
Wheatley Lane Road, Fence

Offers In The Region Of £349,950

- Detached • Three bedroom • Modern • Sought after area • Off road parking • Garden

This beautifully presented 3-bedroom detached home combines modern living with comfort, located in the desirable village of Fence. The ground floor features a welcoming entrance hallway, a spacious living/dining room, and a bright sun room. The contemporary kitchen is complemented by a convenient laundry room, and a double bedroom completes the ground floor. Upstairs, there are two large double bedrooms and a stylish modern bathroom. Externally, the property boasts a block-paved driveway to the front and a well-maintained private rear garden with Indian stone flags and an artificial grass area, offering a low-maintenance outdoor retreat. Located in a peaceful yet accessible area, this home is perfect for families and those seeking a contemporary lifestyle with easy access to local amenities and transport links. Viewing is highly recommended.







Lancashire

This beautifully presented 3-bedroom detached home combines modern living with comfort, located in the desirable village of Fence. The ground floor features a welcoming entrance hallway, a spacious living/dining room, and a bright sun room. The contemporary kitchen is complemented by a convenient laundry room, and a double bedroom completes the ground floor. Upstairs, there are two large double bedrooms and a stylish modern bathroom. Externally, the property boasts a block-paved driveway to the front and a well-maintained private rear garden with Indian stone flags and an artificial grass area, offering a low-maintenance outdoor retreat. Located in a peaceful yet accessible area, this home is perfect for families and those seeking a contemporary lifestyle with easy access to local amenities and transport links. Viewing is highly recommended.

ENTRANCE

With a uPVC double glazed door leading to:

HALLWAY

A welcoming entrance hallway with 1x radiator.

GROUND FLOOR W.C 5'0" x 2'8" (1.54 x 0.83)

A two piece suite with a push button w.c, vanity sink with chrome mixer tap, 1x radiator and 2x frosted uPVC double glazed windows to the side elevation.

LIVING / DINING AREA 13'7" x 11'10" (4.15 x 3.61)

A family sized room with a gas fire set within a feature fire place, television point, 1x radiator, space for a large dining table and home furniture and a uPVC double glazed window to the side elevation.

SUN ROOM 17'2" x 11'5" (5.24 x 3.49)

With wood effect flooring, television point, spotlights, wall lights and uPVC double glazed french doors leading outside.

KITCHEN 9'9" x 11'11" (2.99 x 3.64)

A contemporary fitted kitchen with a range of wall and base units, integrated fridge freezer, plumbing for a

dishwasher, stainless steel sink with chrome mixer tap, extractor hood, built in storage cupboard and a uPVC double glazed window to the rear elevation.

LAUNDRY ROOM 6'5" x 2'8" (1.96 x 0.82)

With plumbing for a washing machine and dryer.

INNER HALLWAY

With a uPVC double glazed door leading to the rear garden.

BEDROOM 12'0" x 8'11" (3.66 x 2.73)

A well portioned double bedroom with 1x radiator and 2x uPVC double glazed windows to the front and side elevations.

LANDING

An open landing with space for storage, a built in storage cupboard and a uPVC frosted double glazed window to the side elevation.

BEDROOM ONE 13'8" x 11'10" (4.18 x 3.63)

A large double bedroom with fitted wardrobes and drawers, 1x radiator and a uPVC double glazed window to the front elevation.

BEDROOM TWO 13'9" x 9'3" (4.20 x 2.82)

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

BATHROOM 5'11" x 7'8" (1.81 x 2.34)

A modern three piece suite with a panelled bath and shower over, vanity sink with chrome mixer tap, push button w.c, heated towel rail in chrome, spotlights, tiled flooring, tiled walls and a uPVC frosted double glazed window to the side elevation.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/WLR-Fence-bly>

PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material

available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. www.hilton-horsfall.co.uk.

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 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.



BB12 9EA

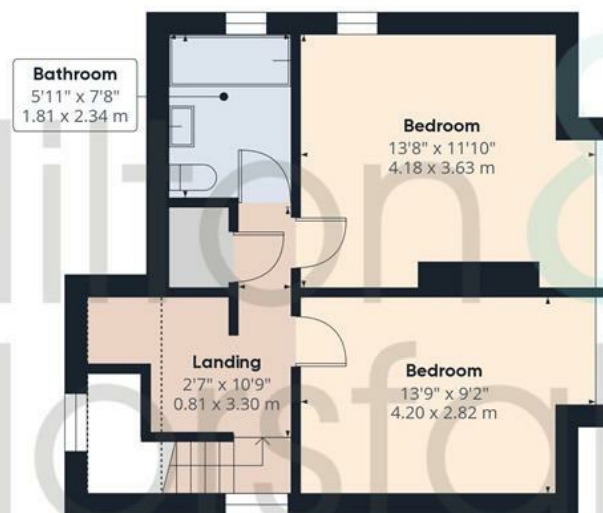
OUTSIDE

Externally, the property boasts a block-paved driveway to the front and a well-maintained private rear garden with Indian stone flags and an artificial grass area, offering a low-maintenance outdoor retreat.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1094.89 ft²

101.72 m²

Reduced headroom

20.13 ft²

1.87 m²

(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)