



Hilton &
Horsfall

BB12 9EB

Wheatley Lane Road, Fence Offers In The Region Of £299,950

- South Facing Garden
- Desirable Location
- Semi Detached
- Driveway
- Three Bedrooms

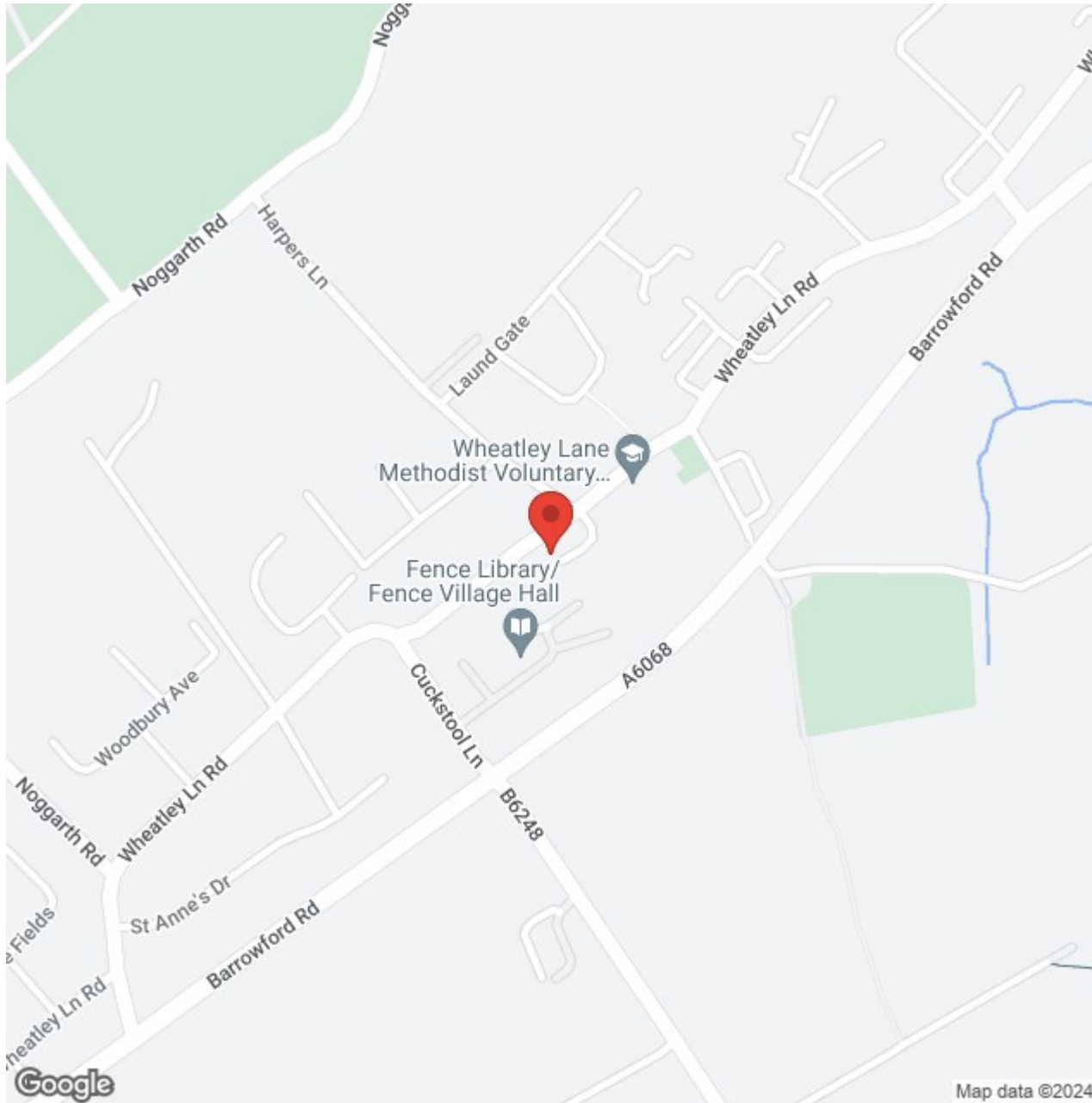
A brilliant opportunity to acquire this beautifully presented THREE bedroom family sized dwelling located in the highly sought after area of Fence. With local amenities in the village just a short stroll away and located close by to the M65 motorway providing easy access through to neighbouring towns / cities such as: Burnley, Blackburn, Preston and beyond. Affording many noteworthy features throughout and briefly comprising of: a stunning modern living room, spacious dining room open to the kitchen, porch area and ground floor w.c. To the first floor you will find three well proportioned bedrooms and a modern 3 piece shower room suite. Externally to the front elevation there is a paved driveway providing space for off road parking and a patio area. To the rear elevation you will find an Indian Stone flagged patio area with space for garden furniture, potting area and shed which is ideal for storage purposes. Early viewing is highly advised to avoid disappointment. Council Tax Band C. Leasehold.

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Lancashire

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GROUND FLOOR

On the ground floor you will find:

LIVING ROOM 13'7" x 13'1" (4.15m x 4.01m)

A family sized living room having a feature media wall, television point, electric fire, space for settees, 1x central heating radiator and uPVC bay fronted window to the front.

DINING ROOM 14'5" x 7'11" (4.40m x 2.43m)

Having space for table and chairs, 1x central heating radiator, smoke detector, uPVC double glazed window to the rear elevation and open to the kitchen.

KITCHEN 9'10" x 7'11" (3.01m x 2.43m)

Offering a range of fitted wall and base units with contrasting worktops over, part tiled splash back, wood effect flooring, inset sink with chrome mixer tap, integrated fridge / freezer, oven / grill, 4 ring gas hob with chrome extractor hood above, plumbing for washing machine, space for a dishwasher and uPVC windows to the side elevation.

GROUND FLOOR W.C.

A useful ground floor w.c with wood effect flooring, push button w.c, tiled walls, Main boiler, 1x central heating radiator and uPVC double glazed frosted window to the side elevation.

FIRST FLOOR / LANDING

On the first floor / landing you will find:

BEDROOM ONE 12'0" x 10'3" (3.66m x 3.14m)

A bedroom of double proportions with fitted mirrored wardrobes, 1x central heating radiator, recessed LED spotlights and uPVC double glazed window to the front elevation.

BEDROOM TWO 9'3" x 8'0" (2.83m x 2.44m)

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

BEDROOM THREE 8'8" x 6'11" (2.65m x 2.12m)

A bedroom of single proportions with a storage cupboard, 1x central heating radiator and uPVC double glazed window to the front elevation.

SHOWER ROOM

A modern three piece shower room suite comprising of: fully tiled flooring, low level w.c, sink in vanity unit, modern anthracite radiator, walk in shower cubicle with rainfall shower head, recessed LED spotlights, Monsoon air extraction fan and uPVC frosted window to side elevation.

EXTERNALLY

Externally to the front elevation you will find a paved driveway offering ample space for off road parking, and a lawned area with a mature tree. To the rear elevation there is an Indian Stone flagged patio area with space for garden furniture, potting area, and a shed that is ideal for storage purposes.

LOCATION

Nestled in the scenic countryside, the charming village of Fence offers a peaceful retreat with a strong sense of community. Living in Fence means enjoying the best of both worlds - the tranquility of rural life and the convenience of nearby amenities. The village's idyllic setting, surrounded by rolling hills and lush greenery, provides a picturesque backdrop for everyday living. Residents of Fence benefit from a close-knit community atmosphere, with local events and gatherings fostering connections among neighbors. The village is home to a range of amenities, including quaint shops, traditional pubs, and scenic walking trails, ensuring that all the essentials are within easy reach. For those seeking a taste of city life, the bustling town of Burnley is just a short drive away, offering a wealth of shopping, dining, and entertainment options. Whether you're

drawn to its natural beauty, sense of community, or peaceful ambiance, Fence embodies the quintessential charm of Lancashire countryside living.

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.

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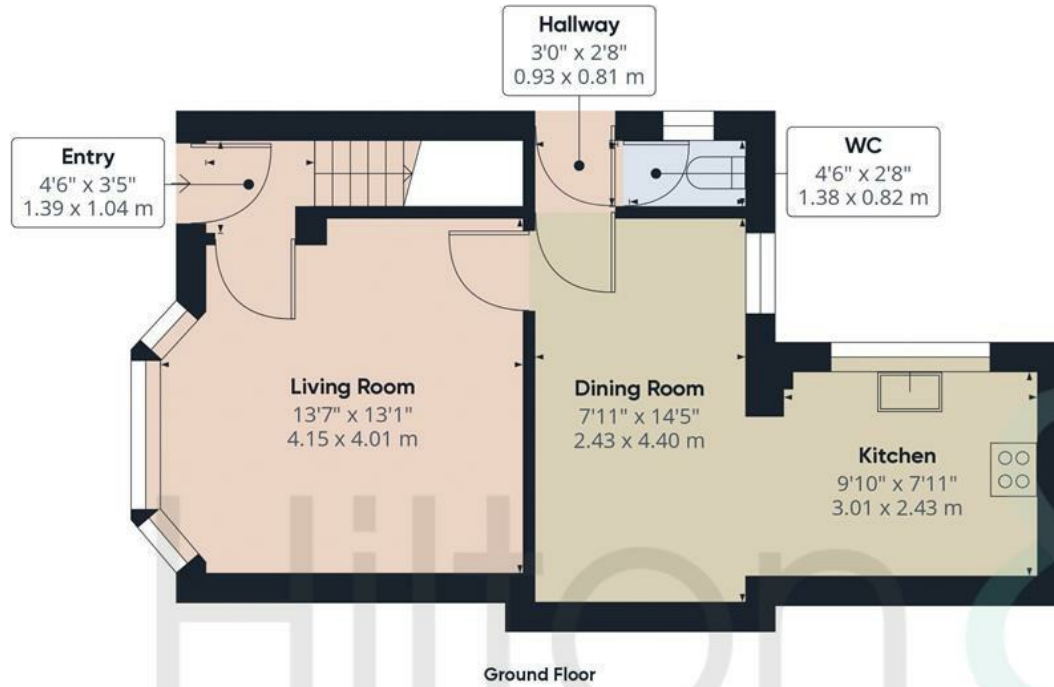
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OUTSIDE

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Approximate total area⁽¹⁾
759.81 ft²
70.59 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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