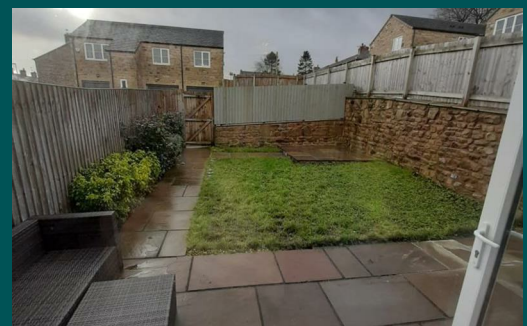


Because life is

Petty  
Real™

5 Pendle Lane  
Fence  
BB12 9FA



For Sale

£975 PCM

- Highly sought after village location
- Two Bedrooms
- Off Road Parking
- Large Garden
- 3-Piece family bathroom

- Beautiful home
- EPC: B
- Council Tax: C
- Deposit £975
- No Smokers



Situated on Spring Mills, development off Wheatley Lane Road in the highly sought after village of Fence is this beautiful two bedroom home.

The property is approached by Indian paved stone steps which lead up to the front door. The open plan ground floor accommodation offers contemporary living space with French doors opening out onto the rear garden allowing an abundance of natural light to flow into the room. There is a modern fitted kitchen with a range of shaker style wall, base and drawer units with complementary quartz working surfaces that extend to create a breakfast bar.

There is a recessed 1½ bowl sink unit with chrome mixer tap, built in AEG electric oven with four ring gas hob and brushed stainless steel extractor canopy over and tiled splashbacks. There is a range of integrated appliances including fridge, freezer and dishwasher. Also, a useful under stairs storage area that has space and plumbing for a washing machine. Additionally on the ground floor is a two piece cloakroom

On the first floor there are two doubles bedrooms. The second bedroom is situated to the rear and is a good sized double with telephone and TV point.

Externally to rear is a private enclosed garden with Indian stone patio and lawn area and beyond is off road parking.

Our initial tenancy agreements are for 6 or 12 months.

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

A holding deposit capped at one weeks rent to reserve the property. If the application is successful this can be used towards the rent and deposit.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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