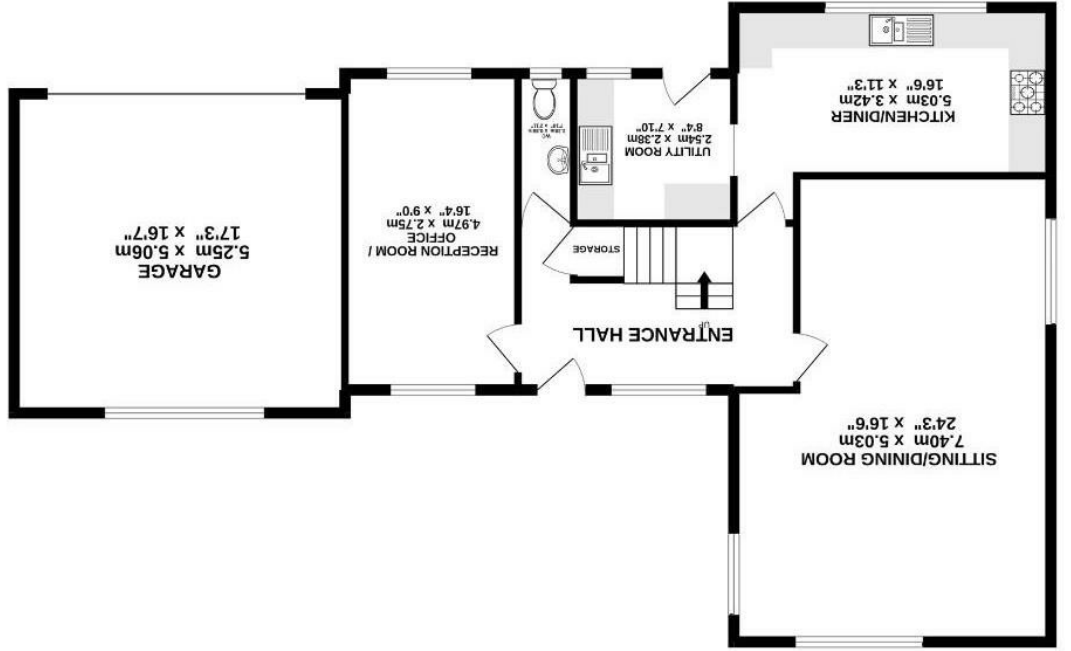




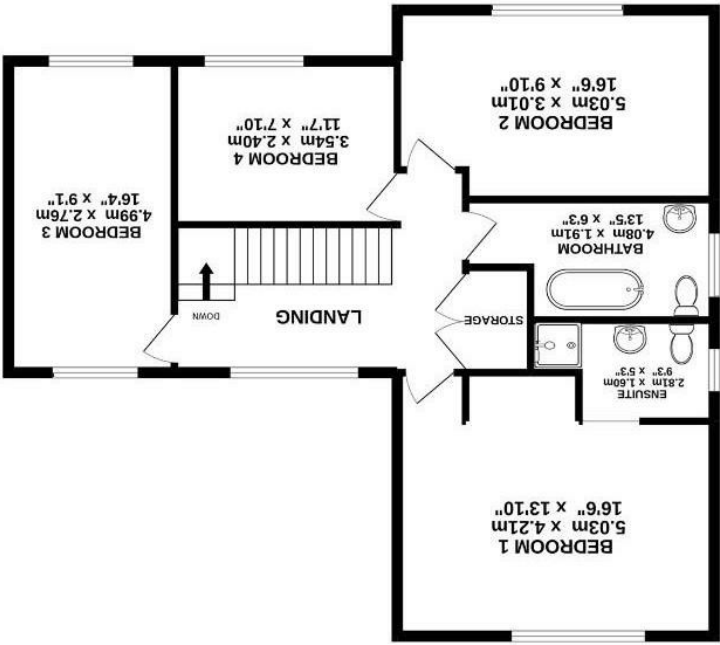
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings likely to affect your decision to buy, please contact us before viewing the property. It should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOTAL FLOOR AREA : 188.7 sq.m. (2031 sq.ft.) approx.



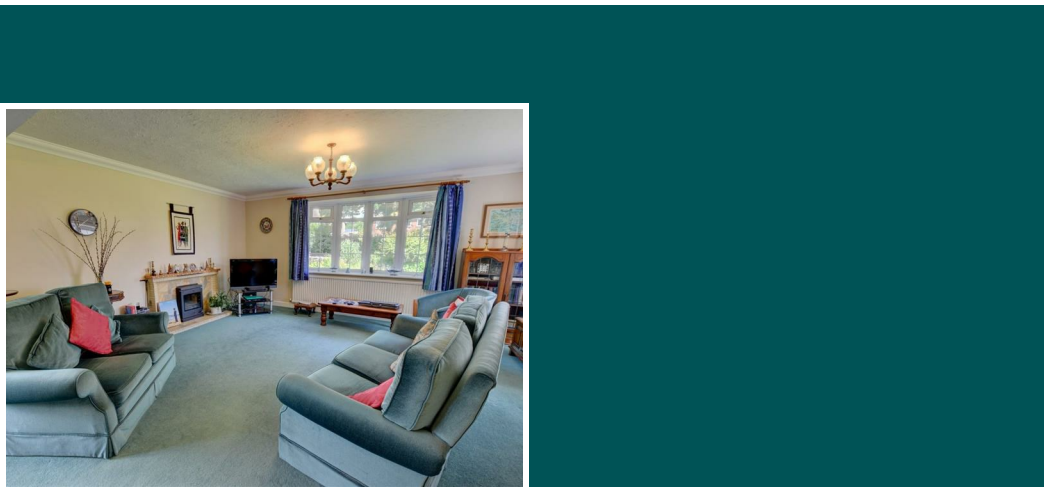
GROUND FLOOR (1165 sq.ft.) approx.



1ST FLOOR (866 sq.ft.) approx.

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£475,000



28 Pendle Fields

**Fence
BB12 9HN**



Council Tax Band: F



As you approach Pendle Fields this small, pleasant estate is quiet and extremely well maintained with an abundance of greenery, tree lined streets and immaculate gardens. Close to Wheatley Lane Primary School and with bus services to the nearby well respected high schools. There is a convenient village Post Office also offering a good selection of home baked produce, and you can venture into Barrowford for their local independent shops. The M65 is reasonably close offering access to the nearby towns, shopping and transport alternatives.

This four bedroom detached residence with adjoining garage would make a perfect family home and set over two floors, briefly comprises to the ground floor: an entrance hallway with a staircase ascending to the first floor and a useful cloakroom. A substantial lounge/dining room sits to one side of the property boasting dual aspect windows letting in an abundance of natural light and a stone fireplace with a multi fuel inset burner

On the opposite side of the hallway sits a second reception room, currently being used as an office, again boasting dual aspect windows overlooking the front and rear gardens. To the rear of the property is a spacious kitchen/diner housing matching wall, base and drawer units with contrasting work surfaces and splashbacks, stainless steel sink and dual fuel Rangemaster cooker with an overhead extractor fan. Adjoining the kitchen is a large utility room with a double bowl sink and plumbing for a washing machine.



On the first floor is a central landing leading to three generous double bedrooms, the master benefitting from a en-suite shower room, a large single bedroom, storage cupboard and family bathroom housing a three piece suite comprising a low level WC, pedestal wash basin and freestanding bath.

Externally, to the front is a substantial garden laid mainly to lawn with plant edging and to the rear is garden with lawn area, plant bedding, double drive and garage, providing plenty of off road parkin



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