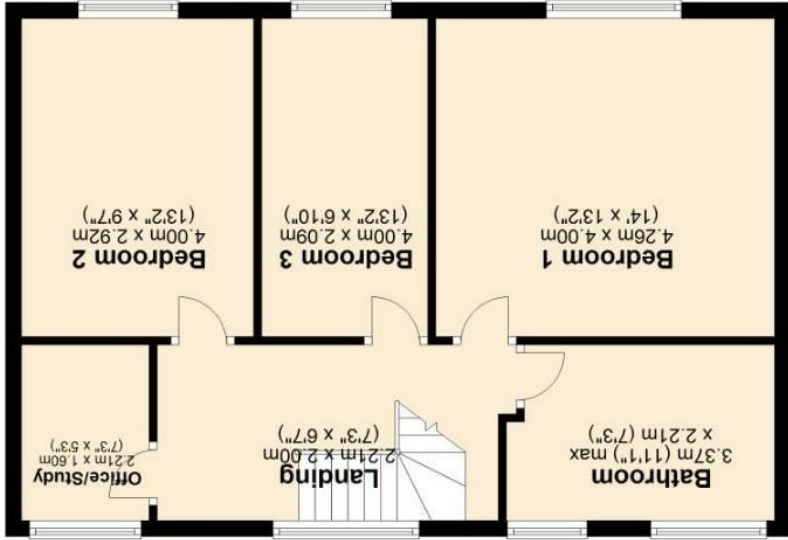


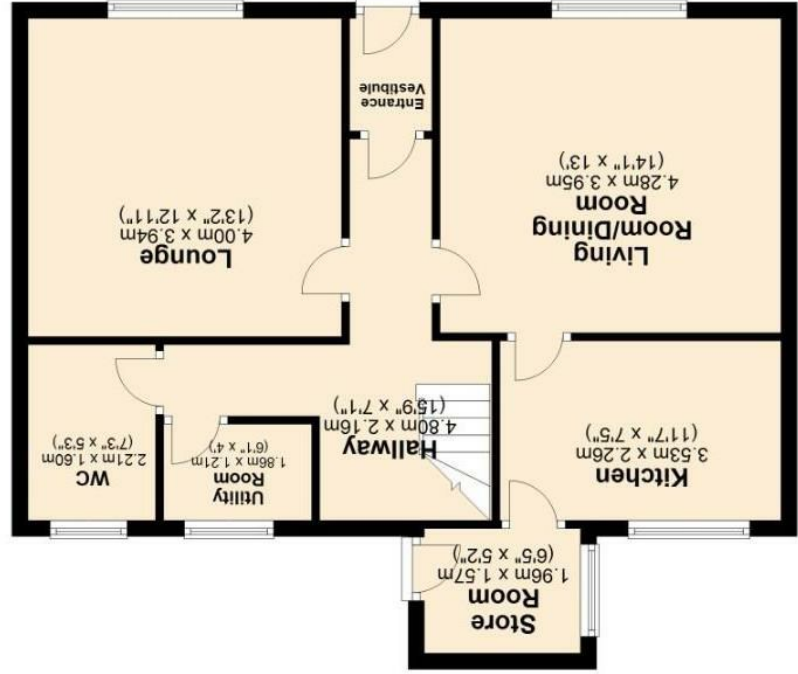


IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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

Mount Pleasant, Noggarth Road, Fence
Total area: approx. 122.7 sq. metres (1321.2 sq. feet)



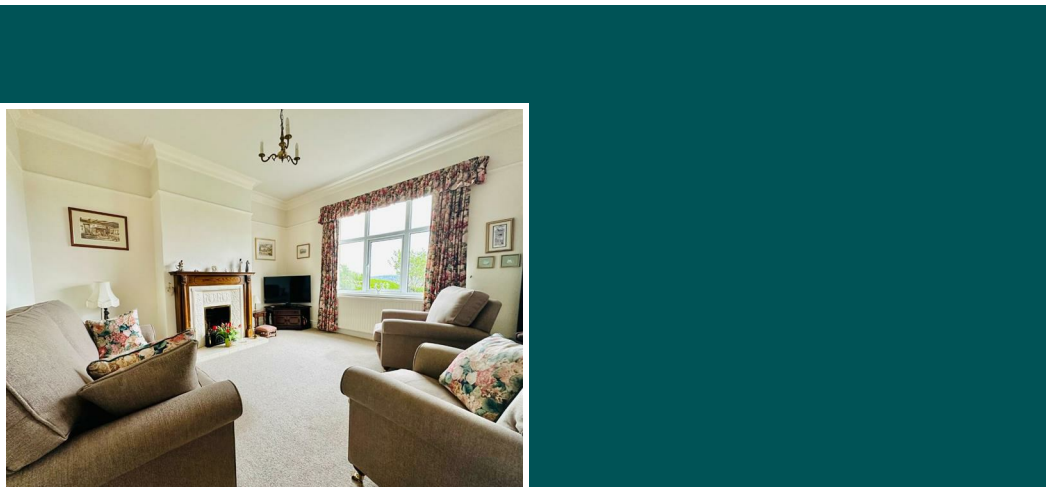
First Floor
Approx. 59.7 sq. metres (642.9 sq. feet)



Ground Floor
Approx. 63.0 sq. metres (678.2 sq. feet)

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£425,000



Mount Pleasant Noggarth Road

**Fence
BB12 9PP**



Council Tax Band: E



Traditional stone built semi detached dwelling offering breath taking views towards Boulsworth Hill and beyond.

Description

Nestled within the picturesque village of Fence, this stone-built semi-detached property offers a perfect blend of charm and convenience. With stunning countryside views, spacious living accommodation, and a convenient location, this three-bedroom home is ideal for families, couples, or individuals looking for their dream home in a tranquil setting.

Situated on a quiet road on the outskirts of Fence Village, the property boasts a stone-built exterior with classic design, exuding warmth and character. With a double garage and driveway, there is ample parking space for multiple vehicles. The property offers panoramic countryside views towards Boulsworth Hill, providing a serene backdrop to everyday life.

Upon entering the property, you are greeted by a spacious hallway that sets the tone for the rest of the home. The hallway provides access to all main living areas and creates a warm and welcoming atmosphere. The property features two reception rooms, offering plenty of space for relaxing, entertaining, or spending quality time with family and friends. The first reception room is flooded with natural light, thanks to large windows framing the stunning countryside views. With neutral décor, this room is perfect for cozy nights in or lively gatherings. The second reception room offers additional living space and could be used as a formal dining room, home office, or playroom, depending on your needs. Its versatile layout and neutral décor offer endless possibilities. The separate kitchen is spacious and well-equipped, which has plenty of storage space, and ample work surfaces. The separate store room offers additional storage space and could also be used as a pantry or utility room, providing even more versatility and convenience.

Upstairs, you will find three generously sized bedrooms, offering plenty of space for the whole family. The master bedroom benefits from built-in wardrobes and large windows that flood the room with natural light, while the two additional bedrooms are perfect for children or guests and there is a useful box room used as a home office/study.

The property also benefits from a modern family bathroom, complete with a bath, shower, washbasin, and WC. There is also a convenient downstairs WC, ensuring that there is never any need to queue for the bathroom, even during busy mornings.

Outside, the property boasts a private garden, perfect for enjoying the great outdoors. Whether you are hosting a summer barbecue, playing with the kids, or simply relaxing with a good book, this garden provides the perfect setting. And with those stunning countryside views as a backdrop, you will never tire of spending time outside.

This property offers the perfect escape from the hustle and bustle of city life. Despite its rural location, it is just a short drive away from a range of local amenities, including shops, schools, and restaurants. The nearby towns of Burnley & Colne offers a wide range of shopping and leisure facilities, while the vibrant city of Manchester is just a short commute away.

For those who need to commute, the property benefits from excellent transport links, with easy access to the M65 motorway and regular train services to Manchester and beyond.

In summary, this stone-built semi-detached property offers the perfect blend of charm and convenience. With its stunning countryside views, spacious living accommodation, and convenient location in Fence Village, it is the perfect place to call home. Whether you're looking for a family home, a peaceful retreat, or a convenient base for commuting, this property has it all. Arrange a viewing today and start planning your move to your dream home!

View more about this property online....

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