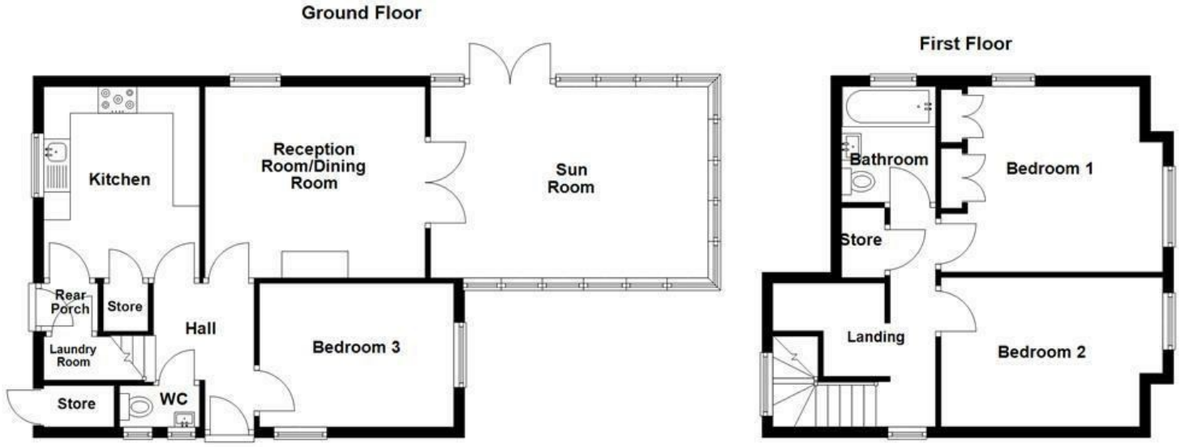
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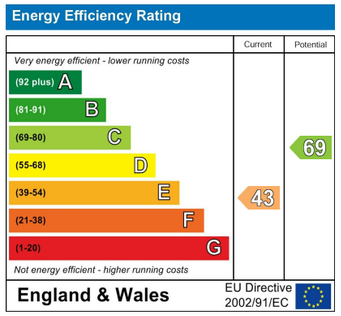











# Wheatley Lane Road, Fence, BB12 9EA

# Offers Over £300,000

AN EXCEPTIONAL FAMILY HOME

Nestled in the charming village of Fence, Burnley, this outstanding detached family home on Wheatley Lane Road is a true gem. Presented and maintained to the highest standard, this property offers a perfect blend of modern living and traditional charm, making it an ideal choice for families seeking a welcoming and comfortable environment.

The home boasts three spacious double bedrooms, providing ample space for family members or guests. A fantastic sun room invites natural light and offers a delightful space to relax and enjoy the surrounding views. The property is adorned with modern fixtures and fittings, ensuring a contemporary lifestyle while retaining beautiful features that add character and warmth.

Set on a generous plot, the property benefits from ample off-road parking, a rare find in such a desirable location. Notably, it is not overlooked, allowing for a sense of privacy and tranquillity. The neutral decoration throughout the home creates a blank canvas, ready for you to add your personal touch.

Located in the heart of the ever-popular village, residents will find themselves within easy reach of local pubs, shops, and picturesque country walks. This vibrant community offers a wonderful lifestyle, combining the convenience of local amenities with the beauty of the surrounding countryside.

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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# Wheatley Lane Road, Fence, BB12 9EA

## Offers Over £300,000

3 2 2 E

- Exceptional Detached Property
- Immaculate Presentation Throughout
- Ample Off Road Parking
- EPC Rating E
- Three Bedrooms
- Move-in Ready
- Tenure Leasehold
- Three Piece Bathroom Suite
- Stunning Rear Garden
- Council Tax Band D

## Ground Floor

### Entrance Hall

9'3 x 6'3 (2.82m x 1.91m )

Composite double glazed frosted leaded front door, central heating radiator, doors leading to reception room/dining room, kitchen, bedroom three, WC and stairs to first floor.

### Reception Room/Dining Room

13'8 x 11'10 (4.17m x 3.61m)

UPVC double glazed frosted window, central heating radiator, exposed beams, open coal cast iron gas fire with granite hearth, television point and single glazed double doors to sun room.

### Sun Room

17'2 x 11'5 (5.23m x 3.48m)

UPVC double glazed window, central heating radiator, spotlights, television point, wood effect laminate flooring and UPVC double glazed French doors to rear.

### Kitchen

11'10 x 9'8 (3.61m x 2.95m)

UPVC double glazed window, central heating radiator, range of wood effect panelled wall and base units with granite effect work surfaces and splashback, stainless steel one and a half bowl sink and drainer with mixer tap, four door range cooker with five ring induction hob and hot plate, integrated fridge freezer, plumbing for dishwasher, under stairs storage, slate effect vinyl flooring and door to rear porch.

### Rear Porch

2'11 x 3'0 (0.89m x 0.91m)

Storage cupboard with plumbing for washing machine and space for dryer and UPVC double glazed French doors to rear.

### Bedroom Three

12'0 x 8'11 (3.66m x 2.72m)

UPVC double glazed frosted window, UPVC double glazed window, central heating radiator and exposed beam.

### WC

4'11 x 2'7 (1.50m x 0.79m)

Two UPVC double glazed frosted windows, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, extractor fan and tiled flooring.

## First Floor

### Landing

13'7 x 9'10 (4.14m x 3.00m)

UPVC double glazed frosted window, spotlights, smoke detector, loft access, storage cupboard, doors leading to two bedrooms and bathroom.

### Bedroom One

13'9 x 11'11 (4.19m x 3.63m)

Two UPVC double glazed windows, central heating radiator and fitted wardrobes.

### Bedroom Two

13'9 x 9'3 (4.19m x 2.82m )

UPVC double glazed window and central heating radiator.

### Bathroom

7'7 x 5'10 (2.31m x 1.78m)

UPVC double glazed window, central heated towel rail, panel bath with overhead direct feed rainfall shower with rinse head, vanity top wash basin with mixer tap, dual flush WC, tiled elevations, spotlights, extractor fan and tiled flooring.

## External

### Rear

Laid to lawn garden with paving, bedding areas, apple tree and storage.

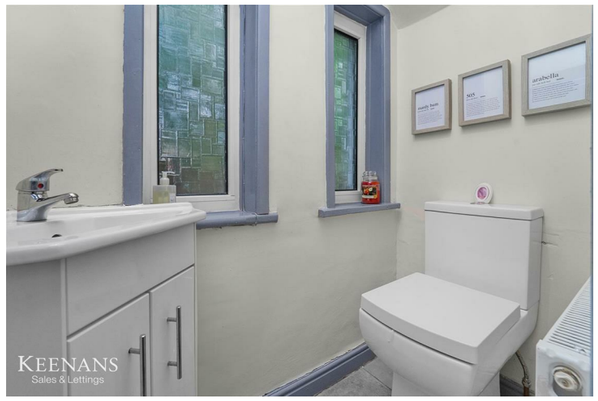
### Front

Block paved driveway and bedding areas.











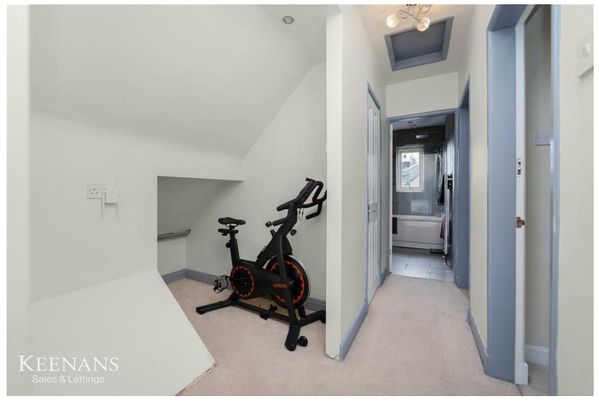











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