

463 WHEATLEY LANE ROAD
FENCE
BB12 9ED

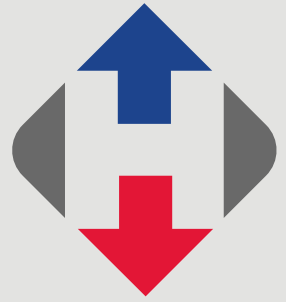
£600 per month



- Attractive stonebuilt terraced cottage
- Superbly appointed accommodation
- Generous lounge, modern fitted kitchen
- Conservatory, rear patio with store
- 2 bedrooms, Gas CH, DG
- Bright bathroom with shower
- Favoured village location
- Unfurnished. Available mid October.

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A superb garden-fronted terrace cottage situated in the heart of Fence, within walking distance of the local primary school and offering good road access to Burnley, Nelson and the M65 motorway. The house has been tastefully decorated and finished to a high standard with a modern fitted kitchen and appliances, generous lounge with cast iron stove and feature wooden beams, a lovely conservatory to the rear with French doors leading out to a stone flagged patio garden. On the first floor are two bedrooms and a three piece white bathroom with shower over the bath. Other benefits include gas central heating and double glazing. Early internal viewing is essential.



LOCATION: Travelling along the A6068 from Barrowford towards Padiham, turn right into Cuckstool Lane and at the T-junction turn right into Wheatley Lane Road. Proceed straight on, past the primary school and the house can be found on the right hand side.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE VESTIBULE: With internal door, staircase to first floor.

LOUNGE: 5.5m x 3.5m (18'1" x 11'5"); with feature wooden ceiling beams, attractive feature stone fireplace surround and hearth with wooden mantle over housing cast iron multi-fuel stove, television point, telephone point, superb fitted units to the understairs area with built-in cupboards and shelving.

KITCHEN: 3.6m x 2.6m (11'10" x 8'5"); an attractive range of cream fitted wall and base units with complementary laminate working surfaces, tiled splashback, one and a half bowl sink drainer unit with mixer tap, integrated fridge and freezer, integrated double electric oven and grill, 4-ring gas hob, dishwasher, washing machine, tiled flooring, door to:-

CONSERVATORY: 3.7m x 2.8m (12'3" x 9'3"); with tiled flooring, wall lights, electric fan light, PVC French doors leading out to patio garden.

FIRST FLOOR:

LANDING: With loft access point.

BEDROOM ONE: 3.8m x 3.0m plus wardrobes (12'6" x 9'11"); full wall of fitted wardrobes and drawer units.





BEDROOM TWO: 2.5m x 2.0m (8'1" x 6'5"); with wooden ceiling beam.

BATHROOM: With 3-piece white suite comprising low suite w.c., vanity washbasin with built-in cupboard under, panelled bath with thermostatically controlled shower over, tiled walls, tiled flooring, wooden ceiling beam.

OUTSIDE: Attractively laid stone flagged and timber rear patio area, boundary wall and gate leading to further area with planted garden borders and timber store.

HEATING: Gas fired hot water central heating complemented by sealed unit double glazing in a variety of PVC and wooden frames.

DEPOSIT: £700.00.

AVAILABLE: Mid October, 2018

RESTRICTIONS: No Pets. No Smokers. No DSS.

Please Note

A deposit is normally required for each property: further details available on request.

Full reference checks are carried out on every tenant. A charge of £40.00, payable in advance applies to each application made for a property.

The cost of the preparation of the inventory and tenancy agreement, which are important legal documents, is normally £175.00 inc. VAT.

Payment of the first month's rent and deposit **MUST** be made by banker's draft, Building Society counter cheque, debit card or cash. Personal cheques are not acceptable except in exceptional circumstances and in any case a minimum of 10 days will be required for such cheques to be cleared. We cannot accept payment by credit card.





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