

586 WHEATLEY LANE RD
FENCE
BB12 9EP

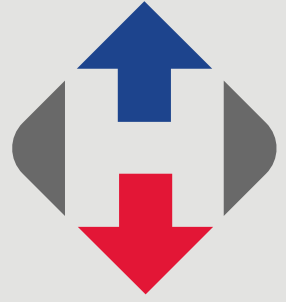
£285,000



- Bay-fronted stonebuilt family terrace
- Lovely elevated views
- Lounge & dining room
- Large side garden adjoining a field
- 3 bedrooms + attic room
- Attractive kitchen & conservatory
- Drive & attached garage
- 133 m2 (1,432 sq ft) approx.

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A spacious stonebuilt bay-fronted terrace situated in this convenient location, enjoying stunning elevated views across the Burnley and Pendle valley. The house has two spacious reception rooms, ground floor w.c., and fitted kitchen with French doors leading to the conservatory. On the first floor are three bedrooms, three-piece bathroom with shower and separate w.c. From the landing steps lead up to a useful attic room with Velux.



Unusually this end terrace has a driveway which leads to an attached garage and there is a paved patio/yard to the rear. To the side of the house is a large garden which is rented from the Huntroyde Estate. The garden has a large lawn, timber store, vegetable boxes and adjoins an open field to the side and the rear. Viewing is essential.

LOCATION: Travelling on the by-pass A6068 from Barrowford towards Padiham continue past Fence on the right and take the last turning into Fence on the right just after Fence Gate Lodge. Turn first left and the house is the first property on the right.

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

ENTRANCE VESTIBULE: Through half-glazed PVC front door, coved cornicing, tiled floor. Half-glazed door leading to:

HALLWAY: With coved cornicing, feature plaster arch, staircase off to first floor, BT telephone point.

LOUNGE: 4.2m + bay x 3.8m (13'11" + bay x 12'4"); feature bay window offering excellent elevated views across Burnley and Pendle valley, coved cornicing, picture rail, feature fireplace housing open fire with marble hearth and inset, attractive wooden surround.

DINING ROOM: 4.5m x 4.0m (14'9" x 13'); with coved cornicing, picture rail, wall light point, television point, feature cast iron log burning

stove set into chimney breast with brick interior, tiled hearth and stone mantel.

TOILET: With low suite w.c. and door to integral garage.

KITCHEN: 3.9m x 2.8m (12'8" x 9'1"); range of maple Shaker style wall and base units with complementary laminate working surface, one and a half bowl stainless steel sink unit with mixer tap, electric fan oven, 4-ring gas hob with stainless steel extractor canopy over, integrated dishwasher and fridge freezer, laminate flooring, door to yard and glazed French doors to conservatory.

CONSERVATORY: 3.9m x 2.9m (12'9" x 9'8"); PVC white construction with laminate flooring, outlooks across the garden and French doors to rear yard.

FIRST FLOOR:

SPACIOUS LANDING: With window to side elevation, coved cornicing, wooden steps leading to attic room.





BEDROOM ONE: 4.7m x 3.2m opening to 4.2m (15'3" x 10'5" opening to 13'11"); with windows to front and side elevations offering excellent elevated views, 2 built-in wardrobes with storage cupboards over.

BEDROOM TWO: 3.2m x 2.8m (10'4" x 9'4"); with open views, built-in wardrobes with cupboards over and dressing table.

BEDROOM THREE: 2.8 m x 2.5m (9'1" x 8'3"); with built-in wardrobes with cupboards over, open views.

SEPARATE TOILET: With low suite w.c.

BATHROOM: With 3-piece modern white suite comprising panelled bath with chrome mixer tap, vanity wash handbasin with mixer tap, storage cupboard under and vanity mirror over and double shower enclosure with fitted thermostatic shower, Mermaid shower panels, tiled floor, chrome heated ladder style towel rail.

ATTIC ROOM: 2.9m x 4.4m (9'5" x 14'5"); with Velux window.

OUTSIDE: Forecourt garden and driveway providing private parking for one car leading to a single attached GARAGE 7.4m x 3.1m (24' x 10')

with Vaillant central heating boiler. To the rear of the property is a paved patio garden area with boundary fencing. Situated to the side of the house is a good-sized garden, currently rented from the Huntroyde Estate at £117 per annum. The garden is laid to lawn with fruit trees and boundary fencing, vegetable boxes, good-sized timber storage shed and adjoining fields to the side and rear boundary.

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

SERVICES: Mains water, electricity, gas and drainage are connected.

TENURE: We have been informed by the owners that the property is freehold.

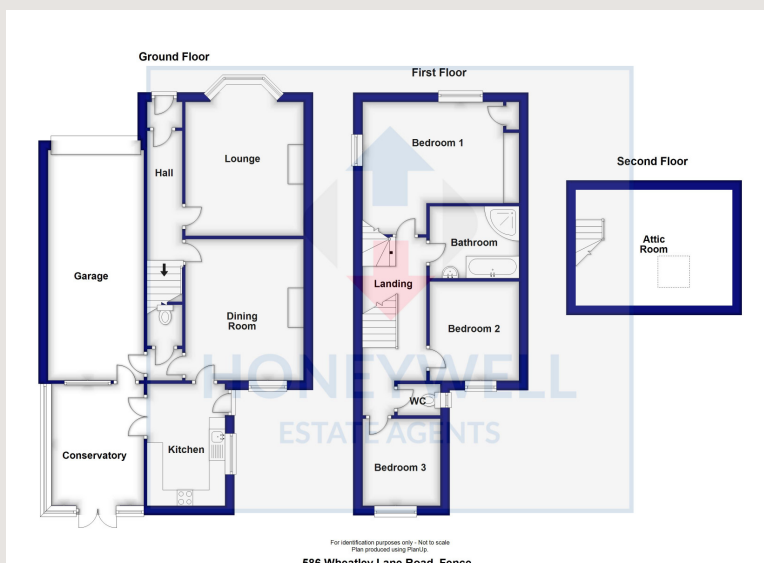
COUNCIL TAX BAND D.

EPC: The energy efficiency rating for this property is E.

VIEWING: By appointment with our office.

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CD/SMR/160919

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1 Castlegate, Clitheroe. BB7 1AZ
T: 01200 426041 E: houses@honeywell.co.uk

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T: 01282 698200 E: barrowford@honeywell.co.uk

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