

444 WHEATLEY LANE ROAD
FENCE
BB12 9ED

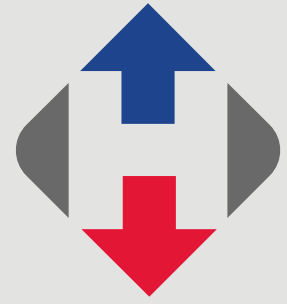
£650 per month



- Elevated garden-fronted terrace
- Two excellent receptions with fireplaces
- Modern extended kitchen
- Tastefully decorated and modernised
- Two good-sized double bedrooms
- Newly installed spacious bathroom
- PVC DG, Gas CH; prime location
- Unfurnished. Available end October.

honeywell-lettings.co.uk

A superb garden-fronted elevated terrace 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 with stainless steel appliances and a Velux window providing a light and airy space, two spacious reception rooms, both with feature fireplaces, a master bedroom with elevated outlooks and walk-in wardrobe and a spacious, newly installed bathroom with shower over the bath. Other benefits include gas central heating, PVC double glazing and paved yard with planting borders and two storage sheds. Early internal viewing is highly recommended.



LOCATION: From Barrowford centre proceed along Gisburn Road to the main roundabout and take the third exit on the A6068. Continue on for approximately 1¼ miles and turn right into Cuckstool Lane and right again into Wheatley Lane Road and the house is on the left after passing the primary school.

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

ENTRANCE HALLWAY: With PVC front door. Spacious area with meter cupboard, laminate flooring, spindle staircase leading to first floor.

SITTING ROOM: 4.1m x 3.3m (13'4" x 10'11"); with coved cornicing, television point, inset feature fireplace housing coal-effect Living Flame gas fire.

LOUNGE/DINING ROOM: 5.2m x 4.2m (16'11" x 13'10"); lovely spacious room with oak fireplace surround and marble inset and hearth housing coal-effect Living Flame gas fire, coved cornicing, television point, understairs storage cupboard.

KITCHEN: 4.9m x 2.4m (16'0" x 7'9"); extended kitchen with an attractive range of walnut-finish fitted wall and base units with complementary laminate working surfaces, tiled splashback, one and a half bowl sink drainer unit with mixer tap, integrated stainless steel electric oven, 4-ring stainless steel gas hob with extractor filter canopy over, recessed spotlighting, Velux window, plumbing for washing machine, tiled flooring, PVC glazed door leading to outside.

FIRST FLOOR:

LANDING: Loft access point with drop down ladder leading to partly boarded area.

BEDROOM ONE (front): 4.0m x 3.7m plus wardrobes (13'3" x 12'1"); with lovely elevated outlooks over neighbouring towns and countryside, coved cornicing, laminate flooring, television point, fitted wardrobe and good-sized walk-in wardrobe.

BEDROOM TWO (rear): 4.2m x 2.5m (13'10" x 8'3"); excellent double-sized room.





BATHROOM: Luxurious newly installed 3-pce white suite comprising pedestal washbasin with mixer tap, low suite w.c. with push button flush, excellent large panelled shower bath with fitted glazed screen and thermostatically controlled shower, fixed rain shower head and additional shower head with chrome mixer tap, built-in storage cupboard, chrome ladder-style radiator, wood-effect vinyl fitted flooring, part panelled walls.

OUTSIDE: Attractive forecourt garden with steps leading to front door. To the rear is an enclosed paved yard with planting borders, stonebuilt shed housing wall-mounted combination gas central heating boiler with electric light and power and fitted units, second storage shed.

HEATING: Gas fired hot water central heating complemented by sealed unit double glazing in PVC frames.

DEPOSIT: £750.00.

AVAILABLE: End of October, 2019. Unfurnished.

RESTRICTIONS: Unfortunately no housing benefit claimants can be considered due to a restriction in the landlord's mortgage term. No Pets. No smokers.

Please Note

A deposit is required for each property, this would normally be the equivalent of 5 weeks' rent.

The prospective tenant will be required to pay a holding deposit, at the point of the application being accepted, which will reserve the property for 10 days in order to obtain references. The holding deposit is equivalent to 1 week's rent and is non-refundable should you withdraw from the process, fail a 'Right to Rent' check or provide any false or misleading information on the application. Once the tenancy is complete, the holding deposit will be credited to the first month's rent.

Full reference checks are carried out on every tenant.

Should the landlord agree for the tenant to have a pet at the property, the rent will be increased by 5% each month.

Payment of the first month's rent and deposit MUST be made by bank transfer, Building Society counter cheque or debit card. 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 or cash.





CONFIDENCE GUARANTEE

FREE Property Appraisal
No Set Up Fees
Total Transparency
40+ Years' Experience
End Of Tenancy Management



444 Wheatley Lane Road, Fence BB12 9ED

Selling your house? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

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

The Fountains, Barrowford. BB9 8LQ
T: 01282 698200 E: barrowford@honeywell.co.uk

 HoneywellEstateAgents

 HoneywellAgents

honeywell.co.uk

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.