



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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## Wheatley Lane Road, Fence, BB12 9EA

### £134,950

CHARMING TWO BEDROOM COTTAGE IN A SOUGHT AFTER LOCATION

Located in the picturesque village of Fence, Burnley, this enviable two-bedroom terraced cottage offers a delightful blend of traditional character and comfort. As you step inside, you are welcomed by a spacious lounge that flows seamlessly into a country-style kitchen, adorned with traditional fixtures and fittings that enhance the cottage's warm and inviting atmosphere.

The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The layout is thoughtfully designed, making it an ideal home for first-time buyers seeking a tranquil retreat in a sought-after location.

One of the standout features of this cottage is the lovely rear garden, which offers a generous outdoor space perfect for enjoying the fresh air, gardening, or entertaining guests. The garden adds to the overall appeal of the property, making it a wonderful place to unwind after a busy day.

Located on Wheatley Lane Road, this cottage is situated in a quaint village known for its community spirit and scenic surroundings. With its charming character and spacious living areas, this property presents an excellent opportunity for those looking to establish their home in a peaceful yet vibrant setting. Don't miss the chance to make this delightful cottage your own.



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- Charming Mid Terrace Property

■ Fitted Kitchen

■ On Street Parking

■ EPC Rating D

■ Two Bedrooms

■ Original Features

■ Tenure Freehold

■ Three Piece Bathroom Suite

■ Low Maintenance Rear Garden

■ Council Tax Band C

Ground Floor

Entrance Vestibule

3'9 x 3'9 (1.14m x 1.14m)  
UPVC double glazed frosted front door, wood effect flooring and door to reception room.

Reception Room

14'1 x 11'11 (4.29m x 3.63m)  
UPVC double glazed window, central heating radiator, exposed beams, gas fire with marble surround, hearth and wooden mantel, wood effect flooring and door to kitchen.

Kitchen

11'11 x 11'5 (3.63m x 3.48m)  
Two UPVC double glazed windows, central heating radiator, range of wood panelled wall and base units with laminate work surfaces, tiled splashback, composite sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, exposed beams, tiled flooring, under stairs storage and stairs to first floor.

First Floor

Landing

4'10 x 2'5 (1.47m x 0.74m )  
Loft hatch, smoke detector, doors leading to two bedrooms and bathroom.

Bedroom One

14'4 x 11'10 (4.37m x 3.61m)  
UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Two

11'8 x 5'8 (3.56m x 1.73m)  
UPVC double glazed window, central heating radiator and fitted wardrobe.

Bathroom

8'10 x 7'1 (2.69m x 2.16m)  
UPVC double glazed window, central heating radiator, low basin WC, vanity top wash basin with traditional taps, wood panel bath with mixer tap overhead direct feed shower, partially tiled elevations and tiled effect flooring.

External

Rear

Enclosed garden with paving, artificial lawn, stone chippings and store.

