



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(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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Pendle Lane, Fence, BB12 9FA

Offers Over £299,950

STUNNING SEMI DETACHED FAMILY HOME IN SOUGHT AFTER LOCATION

Nestled in the tranquil neighbourhood of Pendle Lane, Fence, Burnley, this stunning semi detached family home offers a perfect blend of comfort and modern living. The property boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space. The modern three-piece bathroom suite is both stylish and functional, catering to the needs of everyday life.

At the heart of the home lies a beautifully designed dining kitchen, which is not only spacious but also features ample storage options, including convenient understairs storage and a pantry. This area is perfect for family meals and entertaining guests, with easy access to a downstairs WC for added convenience.

Presented to a high standard, the property is beautifully decorated throughout, ensuring that it is ready for you to move in without the need for any immediate renovations. The good-sized, professionally landscaped (by the current owners) low-maintenance rear garden provides a lovely outdoor space for relaxation or play, while off-road parking at the front adds to the practicality of this delightful home.

This property is situated in a sought-after location, making it an excellent opportunity for those looking to settle in a peaceful yet accessible area. With its charming features and modern amenities, this semi detached house is a must-see for anyone in search of their next family home.

Pendle Lane, Fence, BB12 9FA

Offers Over £299,950

 3  1  1  B

- Exquisite Semi Detached Property
 - Stunning Dining Kitchen
 - Off Road Parking
 - EPC Rating B
- Three Bedrooms
 - Presented to Highest Standard Throughout
 - Tenure Freehold
- Three Piece Bathroom Suite
 - Sought After Location
 - Council Tax Band D

Ground Floor

Entrance Hall

7'7 x 4'8 (2.31m x 1.42m)

Composite double glazed frosted front door, central heating radiator, smoke detector, Kamdean flooring, door to reception room and stairs to first floor.

Reception Room

13'10 x 13'7 (4.22m x 4.14m)

UPVC double glazed window, central heating radiator, television point, part wood panelled elevation, Kamdean flooring and hardwood single glazed door to kitchen/dining area.

Kitchen/Dining Area

15'2 x 13'7 (4.62m x 4.14m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with quartz work surfaces, tiled splashback, inset ceramic one and a half bowl sink with high spout mixer tap and integrated draining ridges, integrated oven with four ring gas hob and extractor hood, integrated fridge freezer, integrated dishwasher, integrated washing machine, spotlights, smoke detector, Kamdean flooring, doors leading to under stairs storage, pantry and rear hall.

Rear Hall

6'2 x 3'11 (1.88m x 1.19m)

Central heating radiator, Kamdean flooring, door to WC and composite double glazed frosted door to rear.

WC

5'5 x 3'11 (1.65m x 1.19m)

Central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, tiled splashback, spotlights, extractor fan and Kamdean flooring.

First Floor

Landing

8'7 x 6'10 (2.62m x 2.08m)

Loft access, smoke detector, doors leading to three bedrooms and family bathroom.

Bedroom One

15'7 x 9'11 (4.75m x 3.02m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Two

13'7 x 9'11 (4.14m x 3.02m)

UPVC double glazed window, central heating radiator, fitted wardrobe and desk.

Bedroom Three

9'0 x 6'9 (2.74m x 2.06m)

UPVC double glazed window and central heating radiator.

Bathroom

9'3 x 6'8 (2.82m x 2.03m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, tiled splashback, panel bath with mixer tap and overhead direct feed shower, partially tiled elevations, extractor fan, spotlights and wood effect flooring.

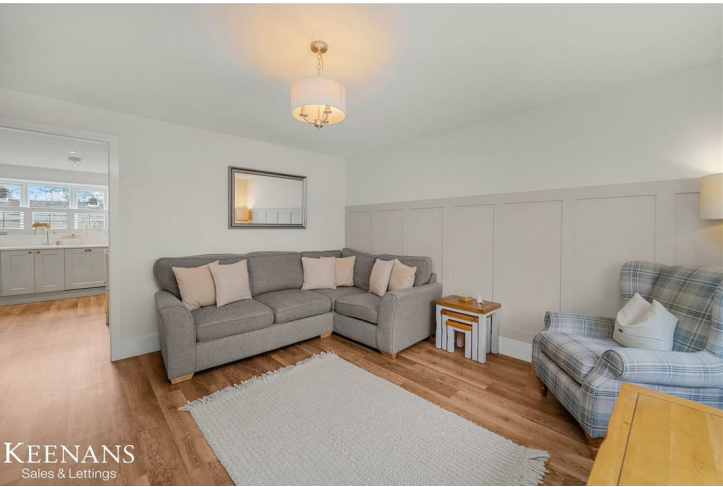
External

Rear

Enclosed tiered professionally landscaped garden with Indian stone paving, artificial lawn, bedding areas, stone chippings, bin store and timber shed.

Front

Artificial lawn, mature shrubbery and block paved driveway.



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