



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>69</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Wheatley Lane Road, Burnley, BB12 9ED

### £130,000

CHARMING TWO BEDROOM COTTAGE IN A DESIRABLE LOCATION

Located in the charming village of Fence, Burnley, this delightful two-bedroom cottage on Wheatley Lane Road offers a perfect blend of comfort and country living. The property boasts a spacious lounge, ideal for relaxation and entertaining, where natural light floods the room, creating a warm and inviting atmosphere.

The country-style kitchen is a true highlight, featuring traditional design elements that enhance its character while providing ample space for culinary creations. Adjacent to the kitchen, the bright conservatory serves as a lovely extension of the living space, perfect for enjoying morning coffee or unwinding with a good book while overlooking the garden.

The rear garden is a tranquil retreat, offering a private outdoor space to enjoy the fresh air and beautiful surroundings. This property is situated in a sought-after location, making it an excellent choice for those looking to embrace the peaceful lifestyle that rural living provides, while still being conveniently close to local amenities.

This cottage is not just a house; it is a home that invites you to create lasting memories in a picturesque setting. Whether you are a first-time buyer or seeking a serene place to downsize, this property is sure to impress. Do not miss the opportunity to make this charming cottage your own.

Wheatley Lane Road, Burnley, BB12 9ED  
£130,000

 2  1  1  C

- Charming Mid Terrace Cottage
  - Fitted Kitchen
  - On Street Parking
  - EPC Rating C
- Two Bedrooms
  - Bursting with Potential
  - Tenure TBC
- Three Piece Bathroom Suite
  - Sought After Location
  - Council Tax Band B

Ground Floor

Entrance Vestibule  
4'10 x 3'8 (1.47m x 1.12m)

Reception Room  
14'11 x 13'4 (4.55m x 4.06m)

Kitchen  
14'11 x 5'9 (4.55m x 1.75m)

Conservatory  
11'4 x 9'11 (3.45m x 3.02m)

First Floor

Landing  
5'2 x 2'6 (1.57m x 0.76m)

Bedroom One  
14'11 x 9'7 (4.55m x 2.92m )

Bedroom Two  
9'8 x 7'1 (2.95m x 2.16m )

Bathroom  
6'3 x 5'5 (1.91m x 1.65m )



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