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BB12 9QA

Wheatley Lane Road, Fence

Offers In The Region Of £330,000

• Highly Desirable Village Location • Excellent Potential for Modernisation • Substantial South Facing Rear Garden • Far Reaching Views • Two Generously Proportioned Reception Rooms • Private Driveway and Attached Garage • Available With No Onward Chain

Situated in the highly desirable village of Fence, this spacious three-bedroom semi-detached home presents an excellent opportunity for prospective purchasers looking to modernise and create a family home to their own tastes. Occupying a generous plot with a substantial south-facing rear garden, the property enjoys far-reaching views towards the surrounding countryside and has the added benefit of a private driveway and attached garage. The accommodation briefly comprises an entrance porch leading into a spacious hallway with an open-tread staircase, a generously proportioned living room with a large bay window and feature fireplace, a separate dining room with sliding patio doors opening onto the rear garden, and a sizeable breakfast kitchen with useful storage and access through to the side entrance and garage. To the first floor is a spacious landing with an airing cupboard, two generous double bedrooms, a well-proportioned third bedroom, bathroom and separate WC. Of particular note are the delightful views enjoyed from the second bedroom over the surrounding countryside. Externally, the property benefits from an established front garden and driveway providing off-road parking. To the rear is a substantial south-facing garden incorporating a large paved patio, generous lawn, mature trees, established hedging, planted borders and a garden shed, providing plenty of space for outdoor enjoyment. Conveniently positioned for local amenities, schools, bus routes and the M65 motorway network, the property combines village living with excellent accessibility. Offering considerable potential throughout and available with no onward chain, early viewing is recommended to fully appreciate the accommodation, generous garden and desirable setting.

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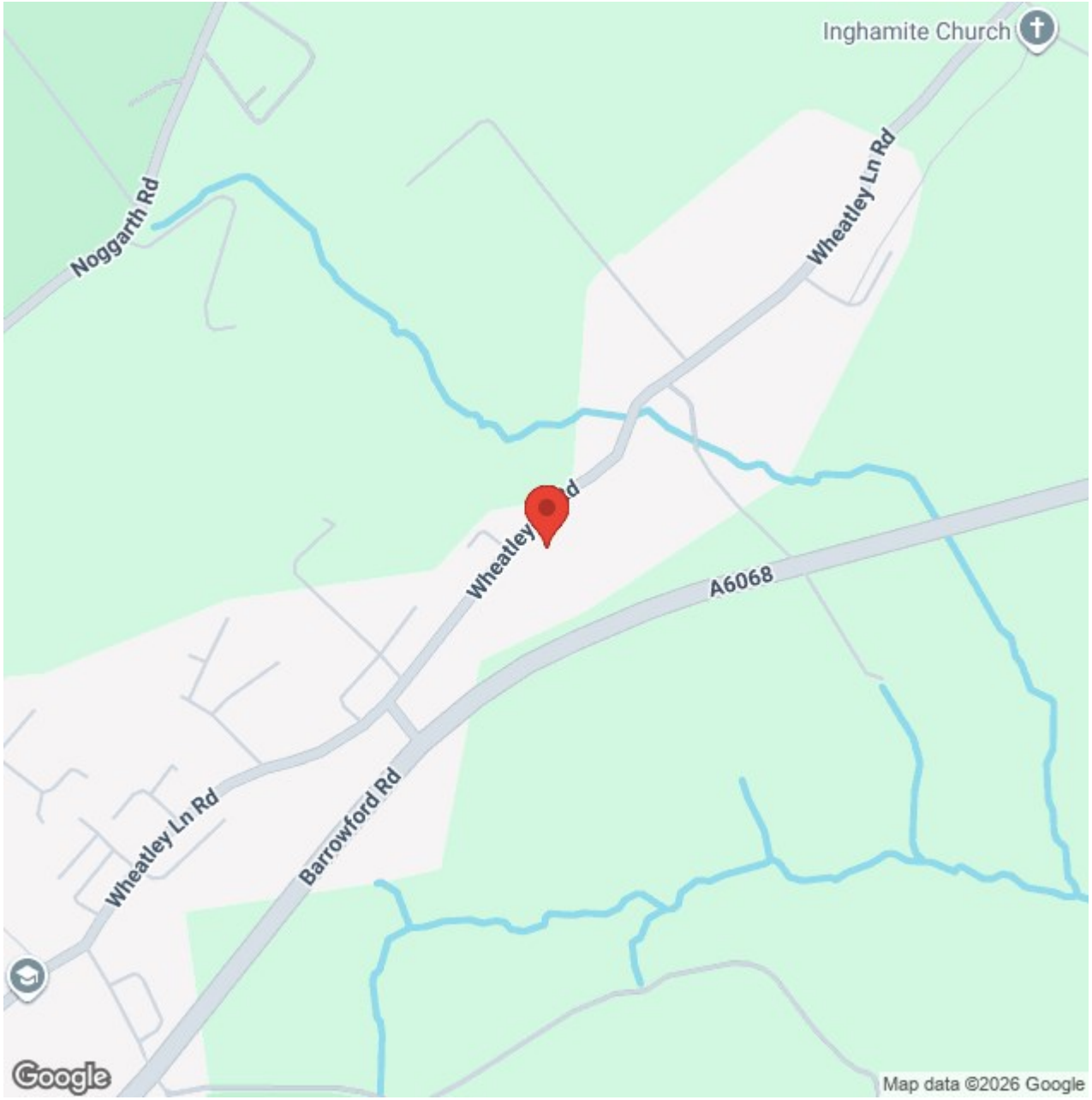
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Barley
Higherford
Roughlee
Barrowford
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Lancashire

Situated in the highly desirable village of Fence, this spacious three-bedroom semi-detached home presents an excellent opportunity for prospective purchasers looking to modernise and create a family home to their own tastes. Occupying a generous plot with a substantial south-facing rear garden, the property enjoys far-reaching views towards the surrounding countryside and has the added benefit of a private driveway and attached garage. The accommodation briefly comprises an entrance porch leading into a spacious hallway with an open-tread staircase, a generously proportioned living room with a large bay window and feature fireplace, a separate dining room with sliding patio doors opening onto the rear garden, and a sizeable breakfast kitchen with useful storage and access through to the side entrance and garage. To the first floor is a spacious landing with an airing cupboard, two generous double bedrooms, a well-proportioned third bedroom, bathroom and separate WC. Of particular note are the delightful views enjoyed from the second bedroom over the surrounding countryside. Externally, the property benefits from an established front garden and driveway providing off-road parking. To the rear is a substantial south-facing garden incorporating a large paved patio, generous lawn, mature trees, established hedging, planted borders and a garden shed, providing plenty of space for outdoor enjoyment. Conveniently positioned for local amenities, schools, bus routes and the M65 motorway network, the property combines village living with excellent accessibility. Offering considerable potential throughout and available with no onward chain, early viewing is recommended to fully appreciate the accommodation, generous garden and desirable setting.

GROUND FLOOR

ENTRANCE 7'9" x 3'3" (2.37m x 1.01m)
A useful entrance porch providing space for coats and shoes, with access through to the main entrance hallway.

HALLWAY 7'10" x 12'4" (2.41m x 3.78m)
A spacious and welcoming entrance hallway featuring an attractive open-tread wooden staircase ascending to the first floor, carpeted flooring and ceiling lighting. Providing access through to the living room, dining room and kitchen, with useful open space beneath the staircase.

LIVING ROOM 12'9" x 14'3" (3.90m x 4.35m)
A generously proportioned living room situated to the front of the property, featuring a large bay window overlooking the front garden and allowing plenty of natural light to flood the room. Having a feature fireplace with a tiled surround and hearth, carpeted flooring, a radiator and both wall and ceiling lighting. A comfortable reception room offering excellent scope for modernisation.

DINING ROOM 11'9" x 12'6" (3.60m x 3.83m)
A spacious and naturally light dining room situated to the rear of the property, having ample space for a dining table and chairs, fitted alcove shelving, carpeted flooring and ceiling lighting. Large sliding patio doors open directly onto the paved seating area, enjoying a pleasant outlook over the substantial south-facing rear garden.

KITCHEN 16'0" x 8'9" (4.89m x 2.69m)
A spacious breakfast kitchen fitted with a range of wall and base units, contrasting work surfaces, tiled splashbacks and a stainless steel sink with mixer tap and drainer. Having space for a freestanding cooker, under-counter fridge and washing machine, together with ample space for a breakfast table and chairs. A large window to the rear enjoys a pleasant outlook over the garden and towards the surrounding countryside. With a useful storage cupboard and access through to the side entrance and garage. Offering excellent scope for modernisation.

SIDE ENTRANCE 2'6" x 2'9" (0.77m x 0.85m)
A useful side entrance providing access to the kitchen, adjoining garage and additional storage cupboard.

STORAGE CUPBOARD 2'10" x 5'1" (0.87m x 1.57m)
A useful storage cupboard accessed from the side entrance, providing additional household storage space.

INTEGRAL GARAGE 9'4" x 17'11" (2.85m x 5.48m)
A generously sized attached single garage having an electrically operated up-and-over garage door, exposed brick walls, a concrete floor and windows to the side elevation allowing natural light into the space. Providing useful space for parking, storage or workshop purposes, with internal access via the side entrance.

FIRST FLOOR / LANDING 8'10" x 10'5" (2.71m x 3.18m)
A spacious first floor landing having a window to the side elevation allowing plenty of natural light, carpeted flooring, a wooden balustrade, ceiling lighting and a loft access hatch. Having a useful airing cupboard housing the hot water cylinder and immersion heater, with access through to all three bedrooms, the bathroom and separate WC.

BEDROOM ONE 11'11" x 14'9" (3.65m x 4.50m)
A generously proportioned double bedroom situated to the front of the property, having a large bay window allowing an abundance of natural light and enjoying pleasant views towards the surrounding countryside. With ample space for a double bed, wardrobes and additional bedroom furniture, carpeted flooring, a radiator and ceiling lighting.

BEDROOM TWO 11'8" x 12'0" (3.58m x 3.66m)
A further generously sized double bedroom situated to the rear of the property, enjoying far-reaching views over the surrounding countryside through a large window. Currently arranged as a twin bedroom, with ample space for wardrobe storage and additional bedroom furniture, carpeted flooring, a radiator and ceiling lighting. The south-facing aspect allows plenty of natural light into the room.

BEDROOM THREE 8'11" x 8'10" (2.74m x 2.71m)
A well-proportioned third bedroom situated to the front of the property, having a large window allowing plenty of natural light, carpeted flooring, a radiator and ceiling lighting. With space for a single bed and additional bedroom furniture, this versatile room would also lend itself well to use as a home office or study.

BATHROOM 5'11" x 5'4" (1.82m x 1.65m)
Situated to the rear of the property and comprising a panelled bath and pedestal wash basin with chrome taps. Having fully tiled walls, wood-effect flooring, a wall-mounted mirrored cabinet, a radiator and a frosted window to the rear elevation providing natural light and privacy. Offering scope for modernisation to suit individual tastes.

WC 2'8" x 5'4" (0.83m x 1.64m)
Located adjacent to the bathroom and comprising a low-level WC, wood-effect flooring and a frosted window to the rear elevation providing natural light and privacy.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/wheatley-lane-rd-fence

LOCATION
Fence is a highly desirable Lancashire village situated within the picturesque Pendle countryside, offering an attractive balance of village living and convenient access to surrounding towns. The village benefits from a range of local amenities including a village shop, primary school, church and popular public houses and eateries. Regular bus services provide connections to neighbouring towns, whilst the nearby M65 motorway offers convenient access to the wider North West motorway network. The surrounding countryside provides opportunities for walking and outdoor pursuits, making Fence a particularly appealing location for families and those seeking village life.

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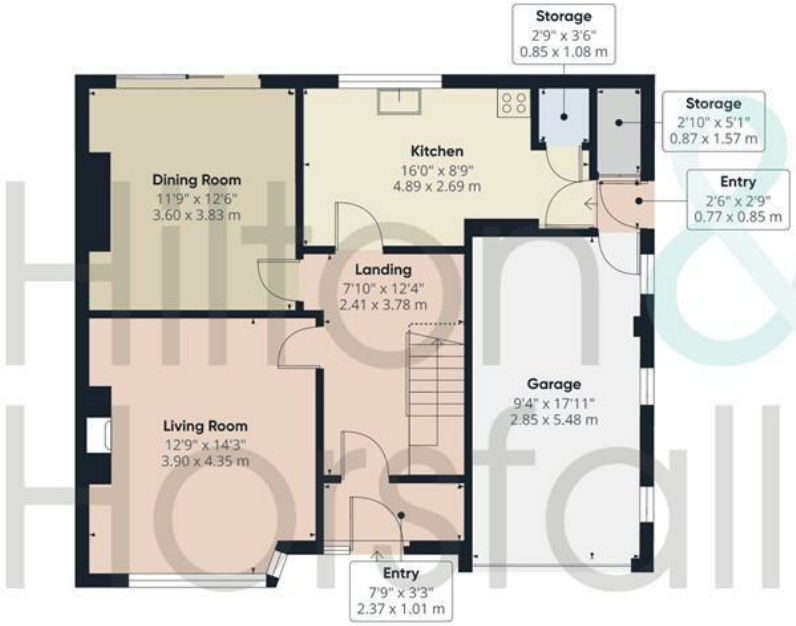
OUTSIDE

Externally, to the front of the property is an established garden with mature shrubs and planted borders, together with a private driveway providing off-road parking and access to the attached garage. Gated access to the side leads through to a substantial south-facing rear garden, which is a particular feature of this home. A generous paved patio immediately adjoining the property provides an ideal space for outdoor seating and dining, with steps leading down to a sizeable lawn surrounded by mature trees, established hedging and planted borders. There is also a timber garden shed providing additional storage. Enjoying a pleasant outlook towards the surrounding countryside, the garden offers excellent potential for further landscaping and provides plenty of space for families, gardening enthusiasts and outdoor entertaining.



Ground Floor



Floor 1



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Approximate total area(1)

1281 ft²

118.9 m²

Reduced headroom

13 ft²

1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.


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