





Hilton &  
Horsfall

BB12 9EQ

## Uplands Drive, Fence

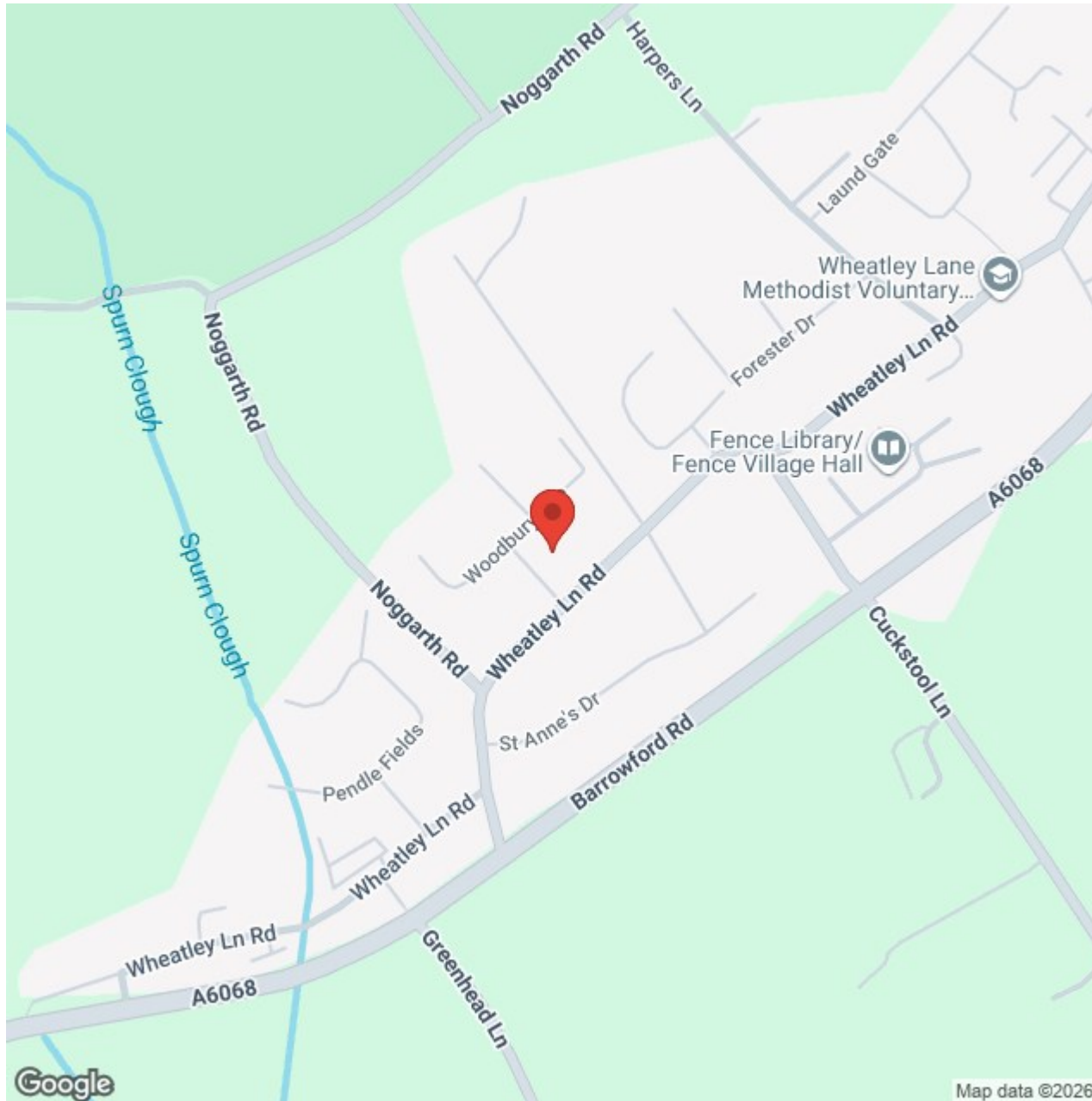
### Offers In The Region Of £310,000

- Detached • Three Bedrooms • Ground Floor Bathroom • Garage & Driveway • Front & Rear Garden

Positioned in a sought-after residential area of Fence, this spacious property is set across two floors, the ground floor comprises a generous living room, kitchen, ground floor bedroom, a four-piece bathroom, and access to an integral garage, providing excellent storage or off road parking.

Upstairs, the property offers two further bedrooms and a convenient W.C. In need of renovation throughout, the property is bursting with potential. With gardens to the front and rear and easy access to local amenities and transport links, this is an exciting opportunity not to be missed.







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## Lancashire

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### ENTRANCE HALLWAY

A welcoming entrance hallway having a smoke detector, under stairs storage cupboard, staircase to the first floor / landing and uPVC double glazed door to the front elevation.

### LIVING ROOM 12'9" x 25'5" (3.89m x 7.77m )

A family sized living room with space for settees, television point, wall feature fireplace, 2x wall lights and uPVC double glazed windows to the front, side and rear elevation.

### BEDROOM THREE 9'8" x 12'1" (2.97m x 3.69m )

Yet again a bedroom of double proportions with space for a wardrobe and drawers and uPVC double glazed window to the front elevation.

### BATHROOM

A contemporary four piece bathroom suite comprising of: a bathtub with chrome mixer tap, shower cubicle, low level w.c., pedestal sink with chrome mixer tap, shaving point, ceiling coving and uPVC double glazed frosted window to the rear elevation.

### DINING KITCHEN 11'11" x 13'3" (3.65m x 4.06m )

Offering a range of fitted wall and base units with contrasting worktops, wood effect flooring, space for an oven / grill, space for a freestanding fridge / freezer, inset sink with chrome mixer tap, plumbing for a washing machine, additional space for a table and chairs, ceiling coving, uPVC double glazed window to the rear elevation and uPVC door leading through to the garage.

### GARAGE 8'11" x 27'0" (2.72m x 8.25m )

With an electrically operated garage door, space for storage or off road parking and uPVC double glazed window and door to the rear elevation.

### FIRST FLOOR / LANDING

On the first floor / landing you will find a smoke detector, loft hatch, storage into the eaves and uPVC double glazed window to the front elevation.

### BEDROOM ONE 11'10" x 13'10" (3.61m x 4.24m )

A bedroom of double proportions with space for a wardrobe and drawers, and uPVC double glazed window to the front elevation.

### BEDROOM TWO 10'9" x 9'0" (3.28m x 2.76m )

Another bedroom of double proportions with ample storage cupboards, space for a wardrobe and drawers and uPVC double glazed window to the front elevation.

### W.C

Comprising of a push button w.c, fitted base units, tiled splash back and inset sink with chrome mixer tap.

### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/uplands-driv-fence>

### PROPERTY DETAILS

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

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## OUTSIDE

Externally, the property benefits from a driveway leading to a single garage, offering convenient off-road parking and storage. The surrounding outdoor space is well-maintained, featuring a flagged patio, mature trees, shrubs, and flowerbeds. To the rear, there is an elevated decked patio area, providing space for garden furniture, along with a storage shed and potting area.





Ground Floor

**Approximate total area<sup>(1)</sup>**

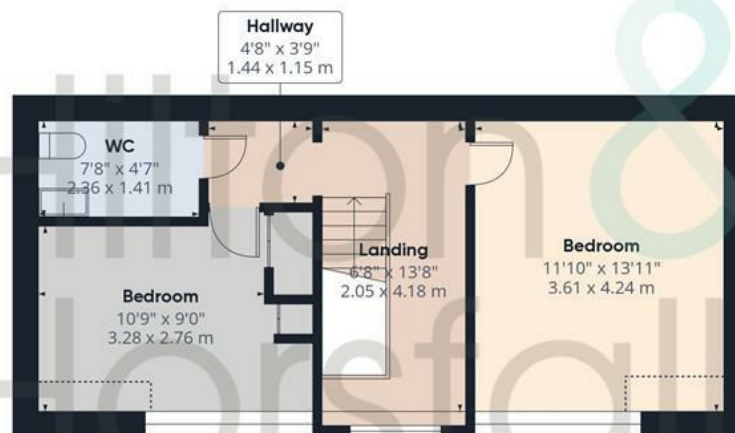
1435.48 ft<sup>2</sup>

133.36 m<sup>2</sup>

**Reduced headroom**

14.25 ft<sup>2</sup>

1.33 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.





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