



Hilton &
Horsfall

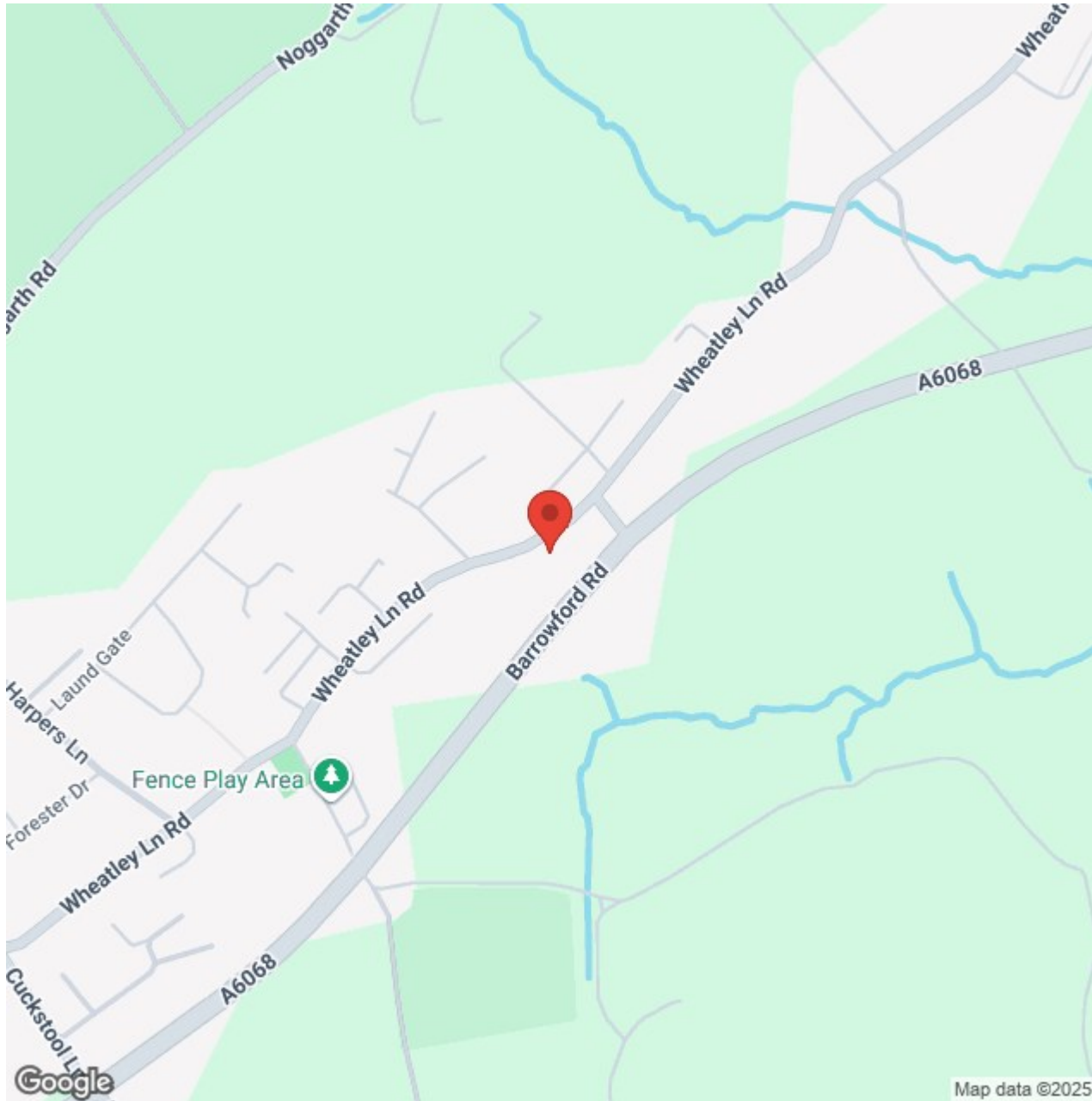
BB12 9PZ

Wheatley Lane Road, Fence Offers Over £214,950

- Mid Terraced • Two Bedrooms • Two Reception Rooms • Three Piece Bathroom Suite • South Facing Sun Terrace

A stunning two bedroomed dwelling that has been maintained to a high standard throughout. Upon entering you will find a spacious lounge with oak french doors leading through to the dining room / kitchen. Having a centre island and fitted units, with uPVC patio doors leading out to the rear south facing sun terrace. To the first floor / landing there are two well proportioned bedrooms and a stunning three piece bathroom suite. The property benefits from uPVC double glazing and gas fired central heating throughout. Within walking distance of local amenities, post office and pubs. The M65 motorway network is a short drive way providing links to Burnley, Manchester, Preston and beyond. Early viewing is highly advised to avoid disappointment.







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Lancashire

A stunning two bedroomed dwelling that has been maintained to a high standard throughout. Upon entering you will find a spacious lounge with oak french doors leading through to the dining room / kitchen. Having a centre island and fitted units, with uPVC patio doors leading out to the rear south facing sun terrace. To the first floor / landing there are two well proportioned bedrooms and a stunning three piece bathroom suite. The property benefits from uPVC double glazing and gas fired central heating throughout. Within walking distance of local amenities, post office and pubs. The M65 motorway network is a short drive way providing links to Burnley, Manchester, Preston and beyond. Early viewing is highly advised to avoid disappointment.

GROUND FLOOR

On the ground floor you will find:

LIVING ROOM 13'1" x 13'3" (4.00m x 4.05m)

A family sized living room with ceiling coving, space for settees, 1x central heating radiator, television point, gas fire, double doors through to the dining room, uPVC double glazed windows to the front elevation and composite door to the front elevation.

DINING ROOM 11'11" x 22'3" (3.65m x 6.79m)

Open to the kitchen having space for a dining table and chairs, ceiling coving, ceiling rose, 2x wall lights, under stairs storage cupboard and staircase to the first floor / landing.

KITCHEN 11'11" x 22'3" (3.65m x 6.79m)

Offering a range of fitted wall and base units with contrasting worktops, tiled flooring, tiled splash back, centre island with space for barstools, Belfast sink with chrome mixer tap, Belling range cooker with chrome extractor hood, integrated fridge / freezer, dishwasher,

Russell Hobbs microwave and wine cooler, plumbing for a washing machine, 2x velux windows to the rear elevation, uPVC double glazed window and patio doors to the rear elevation.

FIRST FLOOR / LANDING

On the first floor / landing there is a loft hatch and doors leading through to:

BEDROOM ONE 13'2" x 10'11" (4.02m x 3.33m)

A bedroom of double proportions with fitted wardrobes, space for drawers, 1x central heating radiator and uPVC double glazed window to the front elevation.

BEDROOM TWO 6'0" x 14'7" (1.85m x 4.46m)

A well proportioned bedroom with integrated wardrobes, space for drawers, 1x central heating radiator and uPVC double glazed window to the rear elevation.

BATHROOM

A modern three piece bathroom suite comprising of: tiled flooring, tiled splash back, bathtub with chrome mixer tap, rain fall shower head above, handheld shower attachment and glass shower screen, wall mounted sink with chrome mixer tap, push button w.c, heated chrome towel rack, air extraction fan, storage cupboard and uPVC double glazed frosted window to the rear elevation.

EXTERNALLY

Externally to the front elevation is an enclosed forecourt and to the rear is a lovely south facing sun terrace, perfect for sitting out in the Spring / Summer months.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/wlr-fence-BB12>

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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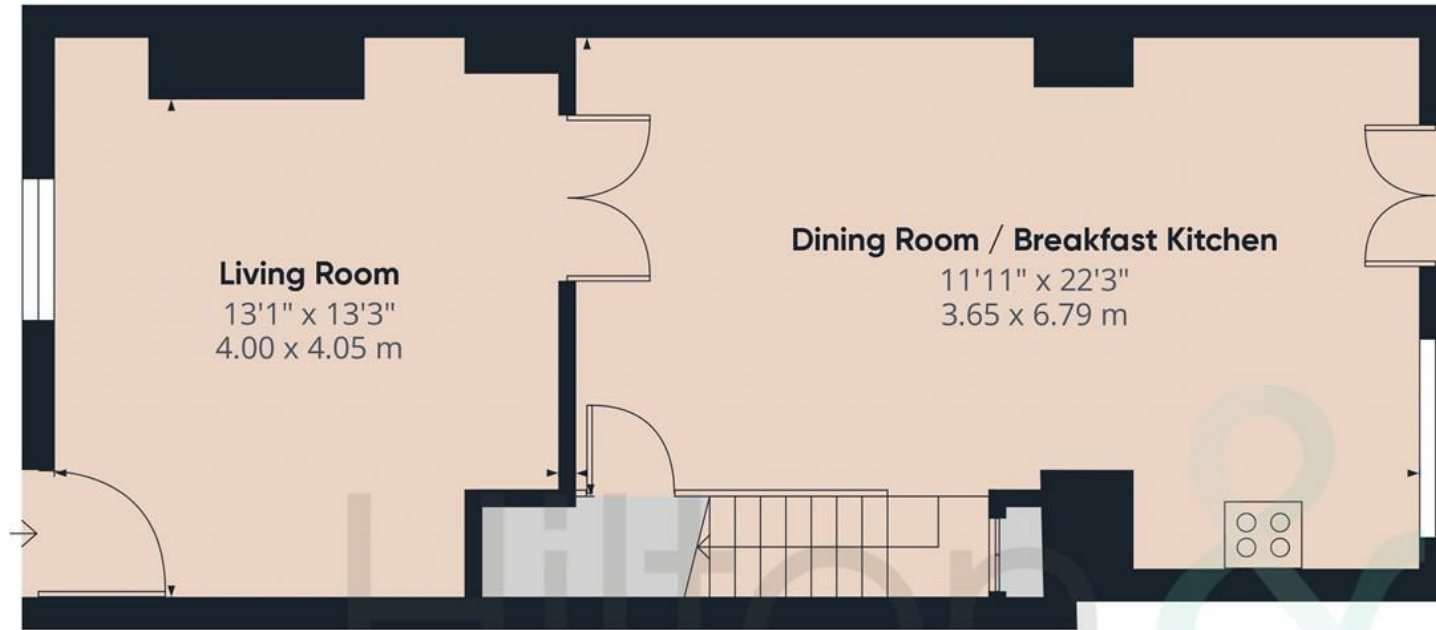


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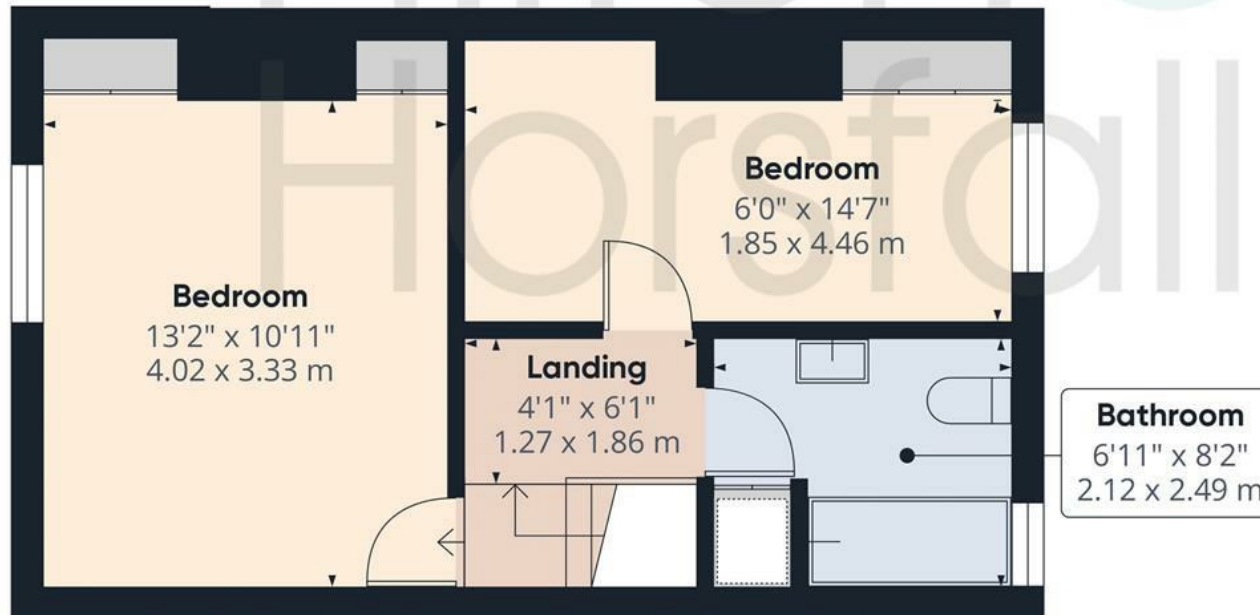


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OUTSIDE



Ground Floor



Floor 1

Approximate total area⁽¹⁾

838.64 ft²
77.91 m²

(1) Excluding balconies and terraces

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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