





Hilton &  
Horsfall

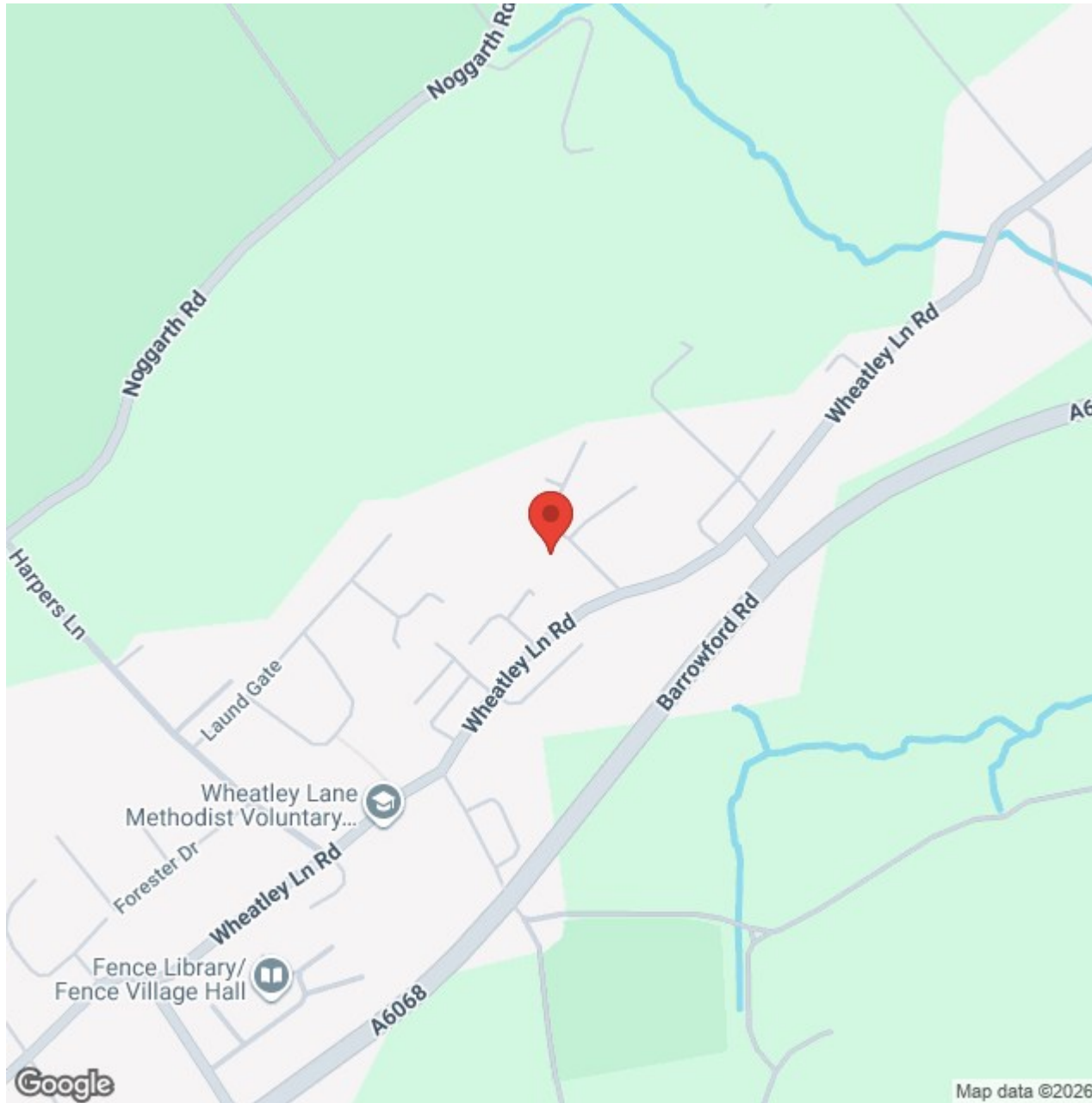
BB12 9QJ

## Green Bank Drive, Fence Offers In The Region Of £345,000

- Semi-Detached Bungalow
- Two Double Bedrooms
- Spacious Dining Kitchen & Garden Room
- No Onward Chain
- Driveway & Attached Garage
- Gardens To Front & Rear With Greenhouse & Shed

Occupying a desirable position within the sought-after village of Fence, this spacious semi-detached bungalow is offered to the market with no onward chain and vacant possession, making it an ideal opportunity for those seeking a home ready to move straight into. Affording approximately 1,119 sq.ft of accommodation, the property offers a well-balanced layout comprising a welcoming entrance hallway, generous living room with feature fireplace, two double bedrooms, a three-piece bathroom suite and a spacious dining kitchen which opens through to a bright and versatile garden room overlooking the rear garden. Externally, the property enjoys attractive gardens to both the front and rear, together with a driveway providing off-road parking and access to the attached garage. The enclosed rear garden offers a pleasant degree of privacy and incorporates a lawn, mature planting, greenhouse and garden shed. Conveniently located for local amenities, transport links and beautiful countryside walks, this is a fantastic opportunity for downsizers, retirees or anyone seeking single-storey living in a highly regarded village location.







BB12 9QJ

## Lancashire

Occupying a desirable position within the sought-after village of Fence, this spacious semi-detached bungalow is offered to the market with no onward chain and vacant possession, making it an ideal opportunity for those seeking a home ready to move straight into. Affording approximately 1,119 sq.ft of accommodation, the property offers a well-balanced layout comprising a welcoming entrance hallway, generous living room with feature fireplace, two double bedrooms, a three-piece bathroom suite and a spacious dining kitchen which opens through to a bright and versatile garden room overlooking the rear garden. Externally, the property enjoys attractive gardens to both the front and rear, together with a driveway providing off-road parking and access to the attached garage. The enclosed rear garden offers a pleasant degree of privacy and incorporates a lawn, mature planting, greenhouse and garden shed. Conveniently located for local amenities, transport links and beautiful countryside walks, this is a fantastic opportunity for downsizers, retirees or anyone seeking single-storey living in a highly regarded village location.

### GROUND FLOOR

#### HALLWAY

A welcoming central hallway providing access to the principal accommodation. The hallway offers a bright and airy feel with ample space for freestanding furniture if desired and benefits from useful built-in storage. Doors lead through to the living room, dining kitchen, both bedrooms and the bathroom, creating a practical and well-balanced layout throughout the bungalow.

#### LIVING ROOM 11'2" x 15'10" (3.42m x 4.84m)

A spacious and well-proportioned reception room enjoying a large picture window to the front elevation which allows for an abundance of natural light whilst taking advantage of the pleasant outlook. The room offers ample space for a range of living room furniture and is centred around an attractive feature fireplace, creating a warm and welcoming focal point. A bright and comfortable space, ideal for both relaxing and entertaining.

#### DINING KITCHEN 19'4" x 11'3" (5.90m x 3.43m)

A spacious open-plan dining kitchen offering an excellent amount of room for both cooking and dining. The kitchen is fitted with a range of wall and base units complemented by contrasting work surfaces, incorporating a stainless steel sink and drainer, integrated hob with extractor hood above and ample space for additional appliances. The generous dining area provides plenty of space for a family-sized table and chairs, making it ideal for everyday living and entertaining. Open access leads through to the adjoining garden room, creating a versatile and sociable layout, whilst a door provides access to the side of the property. Natural light is provided by a large window overlooking the rear garden.

#### GARDEN ROOM 9'0" x 10'6" (2.75m x 3.21m)

A delightful additional reception space enjoying an abundance of natural light courtesy of large windows to either side and French doors opening directly onto the rear garden. Offering a pleasant outlook and seamless connection to the outdoors, this versatile room would make an ideal sitting room, dining area, hobby room or peaceful space to relax throughout the year. The generous proportions and bright atmosphere make it a particularly attractive feature of the home.

#### BEDROOM ONE 10'10" x 13'2" (3.32m x 4.02m)

A generous double bedroom positioned to the front of the property, offering ample space for a double bed and accompanying bedroom furnishings. The room enjoys a pleasant outlook through a large window which allows for plenty of natural light, whilst a comprehensive range of fitted wardrobes provides excellent built-in storage. A spacious and comfortable principal bedroom with plenty of potential for personalisation.

#### BEDROOM TWO 10'11" x 15'1" (3.34m x 4.61m)

A well-proportioned double bedroom positioned to the rear of the property, enjoying a pleasant outlook over the garden through a large window which provides plenty of natural light. The room benefits from fitted wardrobes offering excellent built-in storage whilst still allowing ample space for a double bed and additional furnishings. A comfortable and versatile bedroom that would be equally suited as a guest room, principal bedroom or home office if required.

#### BATHROOM 4'9" x 8'5" (1.47m x 2.59m)

Fitted with a three-piece suite comprising a panelled bath with shower over, low-level WC and a vanity wash basin with useful storage beneath. The room is fully tiled and benefits from a frosted window allowing for natural light whilst maintaining privacy. A well-presented and functional bathroom offering everything required for modern day living.

#### GARAGE 8'11" x 16'2" (2.74m x 4.94m)

An attached garage offering practical storage and secure parking, benefitting from power, lighting and an up-and-over door to the front. A personnel door provides convenient access to the rear garden, making the space suitable for a variety of uses including storage, a workshop or hobby area.

#### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/green-bank-drive-fence>

#### LOCATION

Situated in the highly desirable village of Fence, this property enjoys a pleasant residential setting whilst remaining conveniently positioned for everyday amenities. Fence is renowned for its semi-rural charm, community feel and excellent access to surrounding countryside, making it a popular choice with a wide range of purchasers. Nearby Barrowford offers an excellent selection of independent boutiques,

cafés, restaurants and supermarkets, whilst commuters benefit from easy access to the M65 motorway network providing links to Burnley, Blackburn, Preston and beyond. The area is also well served by scenic walking routes and open countryside, allowing residents to enjoy the best of both village living and modern convenience.

#### PROPERTY DETAIL

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.

#### PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. [www.hilton-horsfall.co.uk](http://www.hilton-horsfall.co.uk)



Hilton &  
Horsfall

BB12 9QJ

## OUTSIDE

Occupying a pleasant position within this sought-after residential development, the property enjoys attractive gardens to both the front and rear. To the front is a lawned garden with mature shrubs and well-stocked planted borders which enhance the property's kerb appeal, alongside a driveway providing off-road parking and access to the attached garage. To the rear is a private enclosed garden offering a good degree of seclusion, incorporating lawned areas, mature planting, a greenhouse and garden shed, providing an ideal space for gardening enthusiasts or simply relaxing and enjoying the outdoors. The property also benefits from side access connecting the front and rear gardens.





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

1119 ft<sup>2</sup>  
104 m<sup>2</sup>

(1) Excluding balconies and terraces

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



Hilton &  
Horsfall



Hilton &  
Horsfall



## Hilton & Horsfall

75 Gisburn Road  
Barrowford  
Lancashire  
BB9 6DX

w. [hilton-horsfall.co.uk](http://hilton-horsfall.co.uk)  
t. 01282 560024