



Hilton &
Horsfall

Green Bank Drive, Fence

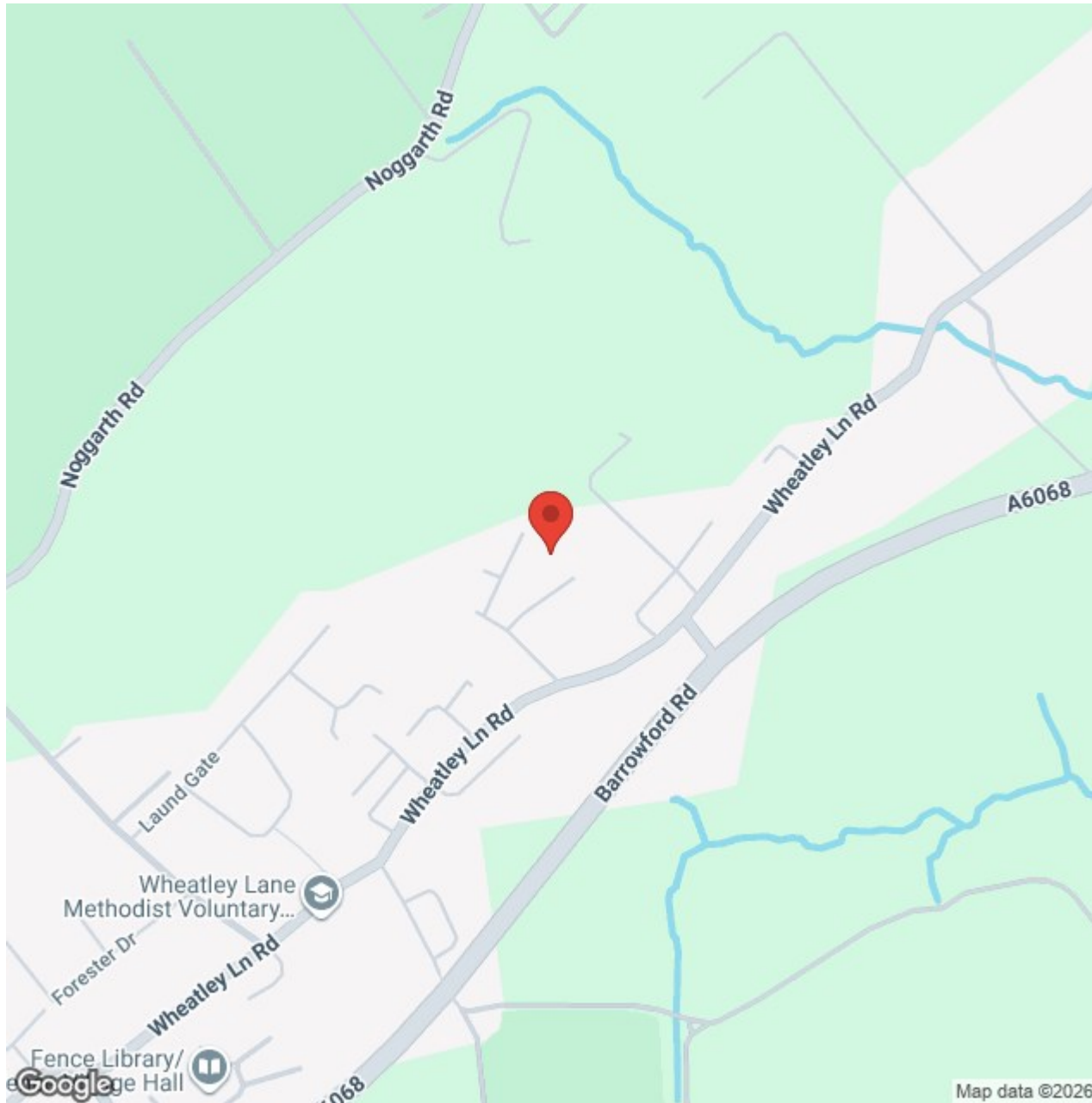
Offers In The Region Of £360,000

- Offered for Sale with No Onward Chain
- Beautifully Maintained Rear Garden with Paved Patio
- Walking Distance to Village Store, Post Office and Bus Stop
- Attractive Two-Bedroom Semi-Detached Bungalow
- Spacious Living Room and Generous Dining Kitchen
- Versatile Study Leading to a Superb Garden Room
- Driveway Parking and Attached Garage with Front and Rear Doors

Situated within a desirable cul-de-sac in the popular village of Fence, this attractive two-bedroom semi-detached bungalow offers well-proportioned accommodation, a delightful rear garden and the added advantage of being offered for sale with no onward chain. The property occupies a pleasant residential position within walking distance of Fence Village Store, incorporating a Post Office, together with nearby bus services, making it an appealing choice for those seeking comfortable single-storey living with everyday amenities close at hand. Internally, the accommodation is accessed via an entrance vestibule leading into a central hallway, which provides access to the principal rooms. The spacious living room enjoys plenty of natural light from a large front-facing window and features an attractive fireplace, creating a welcoming space for relaxing. To the rear is a generous dining kitchen, fitted with an extensive range of traditional timber-fronted units, integrated appliances and ample space for a dining table. A particularly appealing feature is the versatile study area, which leads through an open archway into a superb garden room. With extensive glazing, a vaulted glazed roof and double doors opening onto the rear patio, this delightful additional reception space enjoys lovely views across the established garden. There are two well-proportioned bedrooms, including a generous principal bedroom with an extensive range of fitted wardrobes, together with a spacious bathroom featuring both a panelled bath and separate shower enclosure. Externally, the property benefits from a neatly maintained front garden, driveway providing off-road parking and an attached garage with doors to both the front and rear. The attractive rear garden offers a lawn, colourful planted borders, mature shrubs and a spacious paved patio ideal for outdoor seating.

Offering versatile accommodation, appealing gardens and a convenient village setting.







Lancashire

Situated within a desirable cul-de-sac in the popular village of Fence, this attractive two-bedroom semi-detached bungalow offers well-proportioned accommodation, a delightful rear garden and the added advantage of being offered for sale with no onward chain. The property occupies a pleasant residential position within walking distance of Fence Village Store, incorporating a Post Office, together with nearby bus services, making it an appealing choice for those seeking comfortable single-storey living with everyday amenities close at hand. Internally, the accommodation is accessed via an entrance vestibule leading into a central hallway, which provides access to the principal rooms. The spacious living room enjoys plenty of natural light from a large front-facing window and features an attractive fireplace, creating a welcoming space for relaxing. To the rear is a generous dining kitchen, fitted with an extensive range of traditional timber-fronted units, integrated appliances and ample space for a dining table. A particularly appealing feature is the versatile study area, which leads through an open archway into a superb garden room. With extensive glazing, a vaulted glazed roof and double doors opening onto the rear patio, this delightful additional reception space enjoys lovely views across the established garden. There are two well-proportioned bedrooms, including a generous principal bedroom with an extensive range of fitted wardrobes, together with a spacious bathroom featuring both a panelled bath and separate shower enclosure. Externally, the property benefits from a neatly maintained front garden, driveway providing off-road parking and an attached garage with doors to both the front and rear. The attractive rear garden offers a lawn, colourful planted borders, mature shrubs and a spacious paved patio ideal for outdoor seating. Offering versatile accommodation, appealing gardens and a convenient village setting.

GROUND FLOOR

ENTRANCE

An entrance vestibule providing access into the main hallway and through to the accommodation beyond.

HALLWAY

A welcoming and well-proportioned hallway providing access to the principal accommodation throughout the bungalow. Featuring attractive timber-effect internal doors and matching architraves, decorative wall coverings with a patterned dado border, fitted carpet, radiator and traditional ceiling light fittings. A glazed internal door at the far end allows natural light into the hallway, whilst the central layout provides a practical connection between the living accommodation, bedrooms and bathroom.

LIVING ROOM 14'9" x 11'0" (4.51m x 3.36m)

A spacious and welcoming living room positioned to the front of the bungalow, featuring a large window which allows plenty of natural light into the room. An attractive feature fireplace with decorative surround, inset gas-style fire and mantelpiece creates a traditional focal point, complemented by ceiling coving, decorative ceiling rose, fitted carpet and a radiator. The room offers generous space for a range of lounge furniture, providing a comfortable setting for relaxing and everyday living.

STUDY 10'10" x 6'10" (3.31m x 2.10m)

A versatile study area positioned to the rear of the bungalow, currently arranged as a home office and offering an ideal space for working from home, reading or hobbies. Featuring decorative wall coverings with a contrasting dado rail, fitted carpet, ceiling coving and a traditional ceiling light fitting. An attractive open archway leads directly through to the adjoining garden room, allowing natural light to filter through and creating a pleasant connection with the rear garden. This flexible space could also serve as an additional sitting area to suit individual requirements.

GARDEN ROOM 14'1" x 11'3" (4.30m x 3.45m)

A spacious and beautifully light garden room providing an additional reception area with delightful views across the well-maintained rear garden. Featuring an attractive multi-faceted design with extensive glazing, a vaulted glazed roof, fitted carpet and a ceiling fan with integrated lighting. The room offers generous space for comfortable lounge furniture, making it an ideal setting for relaxing and enjoying the garden throughout the seasons. Glazed double doors open directly onto the paved patio, whilst an open archway connects the room to the adjoining study, creating a versatile and welcoming extension to the main living accommodation.

DINING KITCHEN 12'4" x 12'0" (3.76m x 3.67m)

A spacious dining kitchen positioned to the rear of the bungalow, fitted with an extensive range of traditional timber-fronted wall and base units, complemented by matching work surfaces, tiled splashbacks and a one-and-a-half bowl sink with mixer tap. The kitchen incorporates a built-in oven, inset hob with extractor above, integrated dishwasher and space for a washing machine. A large rear-facing window provides plenty of natural light and enjoys a pleasant outlook over the garden, whilst an external door provides convenient access outside. There is ample space for a family dining table and chairs, with fitted carpet, ceiling coving and contemporary track lighting completing this practical and well-proportioned room.

BEDROOM ONE 15'1" x 10'9" (4.62m x 3.28m)

A spacious and well-proportioned principal bedroom positioned to the front of the bungalow, featuring an extensive range of fitted wardrobes with overhead storage cupboards, integrated drawers and a central dressing table area. A large front-facing window allows plenty of natural light into the room, whilst offering a pleasant outlook over the attractive front garden. Finished with fitted carpet, decorative ceiling coving, a ceiling rose with traditional light fitting and a radiator, the room provides ample space for a double bed and additional bedroom furnishings.

BEDROOM TWO 14'11" x 7'5" (4.57m x 2.27m)

A well-proportioned second bedroom positioned to the rear of the bungalow, currently arranged with two single beds and offering flexibility for use as a guest bedroom, children's room or home office. A large rear-facing window allows plenty of natural light into the room and enjoys an outlook over the garden. Featuring fitted carpet, a radiator and decorative wall coverings with a contrasting dado border, the room also provides space for additional bedroom furniture and storage.

BATHROOM 8'6" x 7'10" (2.61m x 2.40m)

A spacious family bathroom fitted with a five-piece suite comprising a panelled bath with traditional-style mixer taps and shower attachment, a separate curved corner shower enclosure with glazed sliding doors, pedestal wash hand basin, low-level WC and bidet. The room features attractive wall tiling with decorative pink detailing, gold-coloured fittings, recessed ceiling spotlights and a frosted window providing natural light and privacy. A large decorative wall mirror and ceiling coving complete this well-appointed bathroom.

GARAGE 10'5" x 15'10" (3.18m x 4.83m)

A useful garage providing excellent additional space for parking, household storage or workshop use. The garage benefits from an up-and-over door to the front together with a further garage door to the rear, offering convenient access from both sides and excellent practicality for everyday use.

360 DEGREE VIRTUAL TOUR

<https://tour.giaffe360.com/greenbankdfence>

LOCATION

Situated within the desirable village of Fence, 1 Green Bank Drive enjoys a pleasant cul-de-sac position in an established residential setting. The property is conveniently placed within walking distance of Fence Village Store, incorporating a Post Office, together with nearby bus stops providing public transport connections towards Nelson and Burnley. Fence offers a welcoming village setting with local amenities, traditional public houses, a village hall and access to the attractive surrounding Pendle countryside. The neighbouring villages of Barrowford and Higham, along with the nearby towns of Nelson and Burnley, provide further shopping, leisure and everyday facilities. The area also benefits from access to the M65 motorway network, offering connections towards Blackburn, Preston and the wider North West. Combining the appeal of village life with accessible amenities and transport links, Fence is an attractive location for purchasers seeking convenience alongside a more relaxed residential setting.

Property Particulars & Verification

These particulars are intended as a general guide to the property and do not constitute, nor form part of, any offer or contract. They have been prepared from information supplied by the vendor and from observations made during the course of marketing. Unless stated

otherwise, they may be issued in draft form pending approval by the vendor. Hilton & Horstall has not tested any services, systems, appliances, equipment or installations referred to in these particulars and gives no warranty as to their condition, safety or working order. Measurements are approximate and may have been taken electronically; they should not be relied upon for the ordering or placement of furnishings, floor coverings or for any other purpose requiring precise dimensions. Floorplans are provided for layout and identification purposes only and should not be treated as being to scale unless expressly stated. These particulars should be read together with any material information supplied for the property. Prospective purchasers should satisfy themselves, by inspection, survey, legal enquiries and such other investigations as they consider appropriate, as to any matter material to their decision, including the property's condition, tenure, boundaries, rights, restrictions, services, planning or Building Regulations approvals and specification. Items shown in photographs, floorplans or described in the particulars should not be assumed to be included in the sale unless confirmed in writing. Nothing in these particulars is intended to exclude or limit any liability that cannot lawfully be excluded or limited.

Digital Imagery, CGI & AI

Certain images used in these particulars or in associated marketing may have been digitally enhanced, edited, decluttered, virtually staged, or created in whole or in part using computer-generated imagery or artificial intelligence. Alterations may include the removal or addition of movable items, personal possessions, vehicles, furniture, furnishings or decorative items, together with illustrative representations of landscaping, surfacing, finishes or proposed works. Such images are provided for illustrative and marketing purposes only and may not be an exact representation of the property's current or finished appearance. Colours, materials, proportions, landscaping, finishes, specification and other details may vary. Any item, finish or feature shown digitally should not be assumed to exist at the property or to be included in the sale unless specifically confirmed in writing. Prospective purchasers should inspect the property and satisfy themselves as to its actual layout, dimensions, condition, specification, boundaries, fixtures, finishes and appearance, and should rely on their own enquiries, survey, legal documentation and any agreed specification or contract documentation before proceeding.

Copyright & Permitted Use

Unless otherwise stated, photographs, floorplans, video, computer-generated imagery, AI-generated imagery, written particulars and other marketing material produced or commissioned by Hilton & Horstall are protected by copyright and other applicable intellectual property rights. Material may be downloaded, stored or printed for personal, non-commercial use in connection with considering the property. Except where permitted by law, it must not be republished, reproduced, redistributed, altered, sold, licensed, uploaded to another website or online service, or otherwise made available to any third party without the prior written consent of Hilton & Horstall or the relevant rights holder. Any permitted reproduction must retain any copyright notice or attribution appearing on the original material. www.hilton-horstall.co.uk



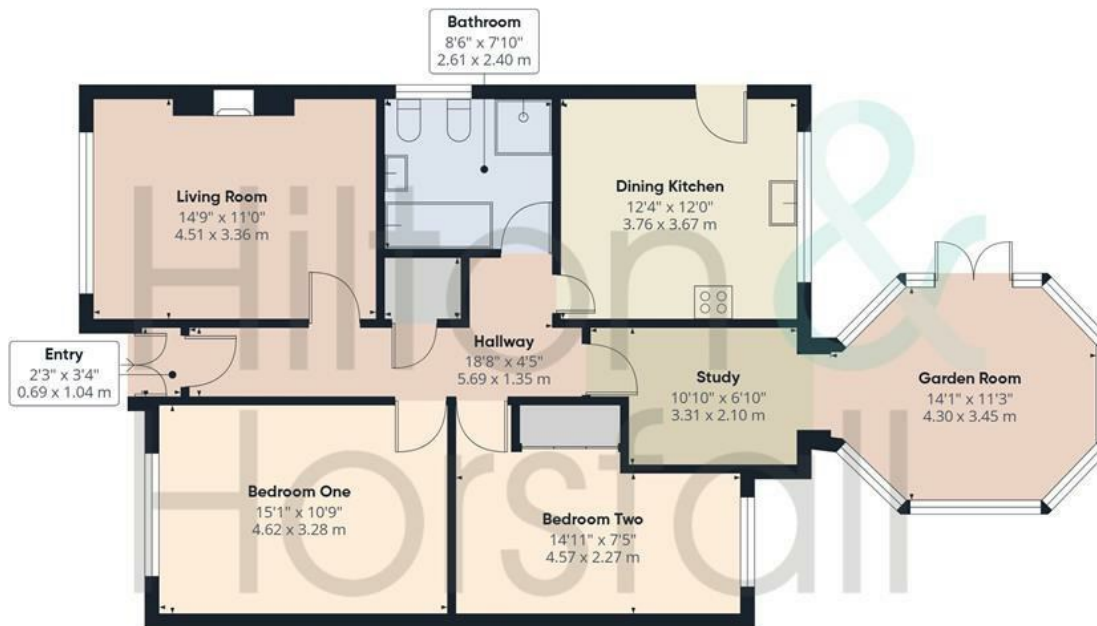
Hilton &
Horsfall

BB12 9QJ



OUTSIDE

Externally, the property occupies an attractive position within an established residential cul-de-sac, enjoying a neatly maintained frontage with a lawn, colourful flower beds and a selection of established shrubs. A driveway provides off-road parking and leads to the attached garage, which benefits from doors to both the front and rear, offering particularly convenient access. To the rear is a delightful and beautifully maintained garden, predominantly laid to lawn with an attractive variety of mature shrubs, established planting and colourful borders providing a pleasant green outlook. A generous paved patio adjoins the bungalow and garden room, offering an ideal space for outdoor seating, dining and enjoying the garden during the warmer months. The garden room opens directly onto the patio, creating an appealing connection between the indoor and outdoor accommodation. Altogether, the attractive gardens, driveway and garage provide a particularly appealing external setting for this well-positioned bungalow.



Ground Floor Building 1

Approximate total area⁽¹⁾

1193 ft²

110.6 m²



Ground Floor Building 2

(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
t. 01282 560024