





Hilton &  
Horsfall

BB12 9QL

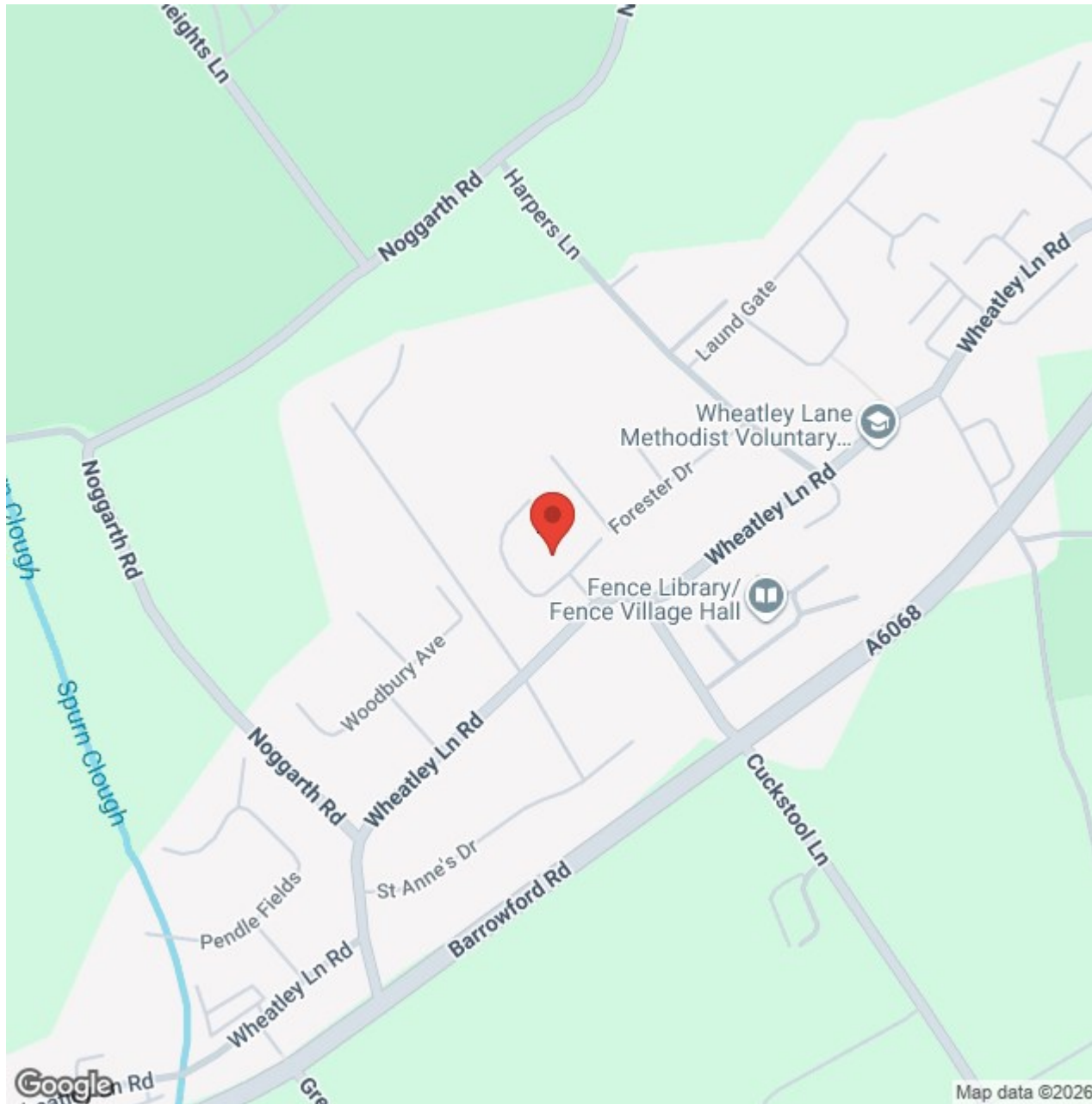
## Wheatcroft Avenue, Fence

### Offers In The Region Of £495,000

- Spacious dining room with access to garden room
- Bright and airy conservatory overlooking the garden
- Modern kitchen and bathrooms (approx. 3 years old)
- Combi boiler (approx. 4 years old) with Nest heating system
- Updated electrics, alarm system & enhanced loft insulation
- Well-maintained home with recent roof improvements
- Upgraded roof with TLX multi-foil insulation for improved energy efficiency

An immaculately presented and well-maintained home offering spacious and versatile living accommodation, ideal for modern family life. The property briefly comprises a welcoming entrance, a generous dining room perfect for entertaining, and a bright and airy garden room/conservatory which creates a seamless connection to the rear garden. The layout flows effortlessly, providing both comfortable everyday living space and ideal areas for hosting guests, all complemented by tasteful décor throughout. The current owners have thoughtfully updated and improved the property in recent years, providing peace of mind for any prospective buyer. A contemporary kitchen and bathrooms were installed approximately three years ago, alongside a combi boiler (circa four years old) which is serviced annually. Further enhancements include a recently upgraded consumer unit, a modern alarm system (around three years old), and a Nest-controlled central heating system. The property also benefits from upgraded roofing incorporating TLX multi-foil insulation, designed to improve thermal efficiency and help retain heat within the home, along with replacement roof battens, reflecting the high level of care and attention given to the property.







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## Lancashire

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### GROUND FLOOR

#### ENTRANCE HALL 4'10" x 5'10" (1.48m x 1.80m)

A welcoming and stylish entrance hall having a modern and neutral finish throughout, complemented by a feature wall creating an immediate impression upon entry. With space for storage furniture and access through to the main living accommodation, along with a staircase leading to the first floor.

#### INTEGRAL GARAGE 23'11" x 14'10" (7.31m x 4.53m)

A generous integral garage offering excellent versatility, currently utilised as a highly practical utility and storage space. The garage benefits from power, lighting and an up-and-over door, with ample room for a vehicle if required. There is also plumbing for a washing machine along with additional space for appliances, making it ideal for use as a utility area or workshop.

#### HALLWAY

A spacious and light-filled central hallway providing access to the ground floor living accommodation, finished in neutral tones and fitted with a staircase leading to the first floor. With doors leading through to the main reception rooms and an open, flowing layout that enhances the sense of space throughout the home.

#### LIVING ROOM 20'8" x 15'0" (6.32m x 4.59m)

A spacious and beautifully presented living room featuring a large bay window to the front, allowing for an abundance of natural light. The room offers ample space for comfortable seating arrangements and is enhanced by tasteful décor, creating a warm and inviting atmosphere.

#### DINING ROOM 10'10" x 11'11" (3.31m x 3.64m)

A spacious and well-presented dining room offering ample space for a family-sized dining table and chairs, ideal for both everyday living and entertaining. The room is tastefully decorated and benefits from plenty of natural light, with French doors opening through to the garden room, creating a seamless flow between the living spaces.

#### GARDEN ROOM 10'5" x 10'3" (3.18m x 3.13m)

A bright and inviting garden room/conservatory with a glass roof and surrounding windows, allowing for an abundance of natural light throughout.

The space offers pleasant views over the rear garden and provides a versatile area ideal for relaxing or additional seating, with direct access out to the patio.

#### BREAKFAST KITCHEN 11'9" x 14'10" (3.60m x 4.53m)

A stunning and spacious breakfast kitchen, beautifully presented with a range of shaker-style wall and base units, wood effect surfaces and a central island providing additional preparation space and informal seating. The kitchen includes integrated appliances such as a double oven, induction hob with extractor over, along with space for further appliances. Finished with stylish flooring, recessed spot lighting and under-unit lighting, the space is brightened by a large window and also benefits from a door leading to the side of the property and an open doorway through to the dining room, making it ideal for both everyday living and entertaining.

#### BEDROOM TWO 11'10" x 9'11" (3.61m x 3.03m)

A well-proportioned bedroom positioned to the front of the property on the ground floor, featuring a large window allowing for plenty of natural light, complemented by neutral décor and fitted carpeting. The room offers versatile use, ideal as a second bedroom, guest room or home office depending on individual requirements.

#### BEDROOM THREE 10'6" x 10'8" (3.22m x 3.26m)

A well-proportioned bedroom featuring a window to the rear allowing for a good degree of natural light, complemented by neutral décor and fitted carpeting. The room benefits from inbuilt wardrobe storage, providing practical space for clothing and belongings, and could also be utilised as a comfortable guest room or home office if required.

#### BATHROOM 6'5" x 7'11" (1.96m x 2.42m)

A beautifully presented and contemporary bathroom fitted with a stylish three-piece suite comprising a low-level WC, pedestal hand wash basin and a freestanding roll-top bath with mixer shower attachment. The space is finished with modern marble-effect wall panelling, complemented by a frosted window allowing in natural light while maintaining privacy. Additionally, the property benefits from a separate walk-in shower enclosure, chrome heated towel radiator and a sleek, modern finish throughout, creating a luxurious and practical space.

#### FIRST FLOOR / LANDING

A bright and well-presented first floor landing with a window allowing for natural light, featuring a useful built-in storage cupboard and providing access to the WC and the main bedroom.

#### FIRST FLOOR WC 2'10" x 10'9" (0.88m x 3.28m)

A well-presented two-piece WC comprising a low-level toilet and pedestal wash basin, complemented by tasteful décor and a wall-mounted mirror.

#### BEDROOM ONE 14'9" x 11'8" (4.50m x 3.58m)

A spacious and well-presented double bedroom positioned on the first floor, featuring a large window allowing for plenty of natural light, complemented by neutral décor and fitted carpeting. The room offers ample space for bedroom furnishings and benefits from useful eaves storage, along with direct access through to a modern ensuite, making it a comfortable and private principal suite.

#### ENSUITE SHOWER ROOM 8'5" x 5'1" (2.57m x 1.57m)

A modern ensuite shower room fitted with a stylish two-piece suite comprising a

corner shower enclosure and a pedestal wash basin, complemented by contemporary wall panelling, chrome heated towel rail and inset spot lighting. The room also benefits from useful inbuilt storage, ideal for clothing as well as toiletries and everyday essentials.

#### STORE ROOM 13'2" x 5'0" (4.02m x 1.53m)

A useful external store room attached to the property, accessed via a side entrance door. Offering excellent additional storage space, ideal for housing garden equipment, tools or outdoor furniture.

#### DETACHED OUTBUILDING / WORKSHOP 14'4" x 6'7" (4.38m x 2.02m)

A versatile detached outbuilding positioned within the rear garden, ideal for use as a workshop, hobby room or additional storage space. Offering a practical solution for a range of uses, this space is perfect for those requiring a dedicated area for DIY, projects or general storage.

#### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/wheatcroft-avenue-fence>

#### LOCATION

Situated in a popular and well-established residential area, this property enjoys a convenient position with excellent access to local amenities, schools, and transport links. Nearby towns such as Barrowford and Colne offer a wide range of shops, cafes, and everyday essentials, while well-regarded primary and secondary schools are within easy reach. For commuters, the property benefits from good connectivity to the M65 motorway network, providing access to neighbouring towns and cities including Burnley, Blackburn, and Preston. Surrounded by beautiful countryside, there are also plenty of scenic walks and outdoor pursuits close by, making this an ideal location for both families and professionals alike.

#### 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.

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## OUTSIDE

Externally, this impressive detached residence is set on a well-maintained plot within a highly desirable residential development. To the front is a generous driveway providing ample off-road parking leading to an integral garage, alongside a neatly presented lawned garden with mature planting. To the rear is a beautifully kept, private garden featuring a spacious flagged patio seating area—perfect for outdoor dining and entertaining—leading onto a well-tended lawn with established borders. The garden also benefits from a useful detached storage outbuilding and is enclosed by timber fencing, offering a good degree of privacy.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

2091 ft<sup>2</sup>

194.2 m<sup>2</sup>

Reduced headroom

25 ft<sup>2</sup>

2.4 m<sup>2</sup>

(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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