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413 Wheatley Lane Road
Fence
BB12 9ED



For Sale

£189,950

- Beautiful period cottage
- Popular & sought after village location
- Close to amenities
- M65 less than 5 minutes away
- Open plan layout

- Fitted kitchen with appliances
- Dining area
- Two bedrooms
- Stunning bathroom
- Low maintenance gardens



If you are looking for a cottage with the WOW factor then look no further!

This beautiful property is located in the popular Pendleside village of Fence and is within easy access of amenities. The property offers original features in abundance such as oak beams, stone sills and fireplace. This would make an ideal purchase for those wanting to enjoy the benefits of village life and yet be within a commutable distance of the major conurbations of the North West via the M65 motorway which is within five minutes drive away.

The property briefly comprises: an entrance porch accessed by UPVC double glazed door which leads into a superb well proportioned open plan lounge/kitchen diner which has a stone fire place with multi fuel burner and has a solid oak staircase with stairs leading to first floor, stunning fully fitted kitchen which houses an excellent range of matching shaker style, wall, base and island unit, contrasting work surfaces with integrated appliances including oven, induction hob with extractor hood, microwave oven, dishwasher, gas fired combination boiler. Completing the ground floor accommodation is a useful formal dining area which has sliding patio doors providing access to the rear garden.

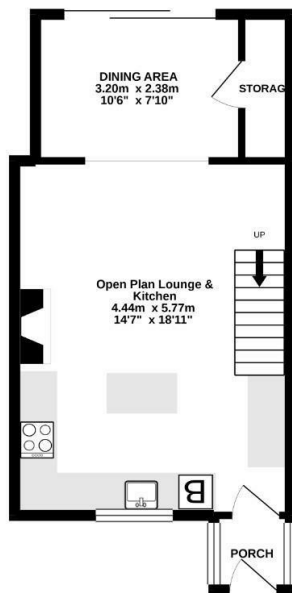
To the first floor is a spacious landing where there are two bedrooms the main bedroom also benefits from fitted bespoke wardrobes., bathroom consists of a contemporary four piece suite with roll top bath with mixer shower attachment, separate WC, vanity sink unit and separate shower and is fully tiled throughout which provides a luxurious yet practical finish.

Externally to the front is a garden forecourt and to the rear is low maintenance garden finished with Indian stone flagging perfect for sitting out on a warm summer's evening with a gin and tonic!

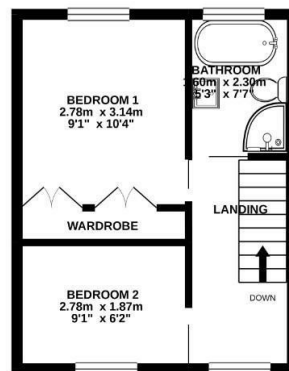
The property benefits from UPVC double glazing and gas fired central heating.

Early viewing is advised not to miss out!

GROUND FLOOR
36.4 sq.m. (392 sq.ft.) approx.



1ST FLOOR
25.7 sq.m. (277 sq.ft.) approx.



TOTAL FLOOR AREA: 62.1 sq.m. (669 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 10/2021



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134 Gisburn Road, Barrowford, Lancashire, BB9 6HQ
T. 01282 615900
Barrowford.sales@pettyreal.co.uk

www.pettyreal.co.uk