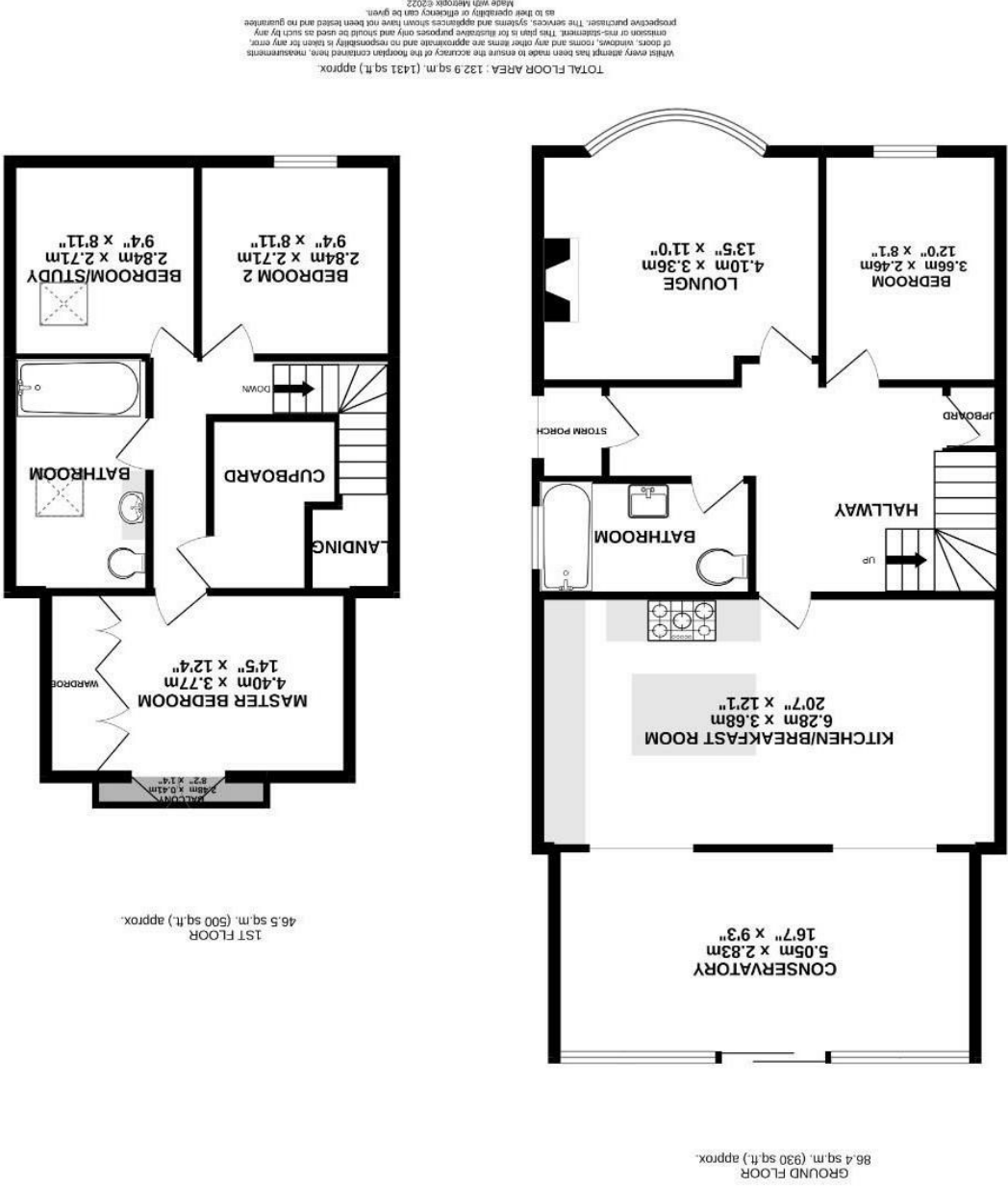


IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings likely to affect your decision to buy, please contact us before viewing the property. should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your



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Council Tax Band: D



Occupying an elevated position this stunning semi detached has views across Burnley and Pendle from the front and open countryside to the rear, Fence and Roughlee are only a short distance away, there is great access to countryside walks and by car the M65, Barrowford and Burnley are easily accessible.

Description

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The house offers modern contemporary accommodation with a large central hallway with access to a 3-piece bathroom which houses a delightful three piece suite in white comprising of low level wc, vanity hand wash basin with chrome mixer tap with attractive fitted mirror and shelving unit with integrated light over, shower bath with chrome mixer tap and shower over. The lounge is located to the front which has a solid fuel stove and bay window with views and well proportioned double bedroom. To the rear is a stunning large family dining kitchen with island. The kitchen houses an extensive range of matching shaker style wall, base and drawer units with contrasting granite work surfaces, range cooker, place for a large American style fridge freezer and dishwasher. There is a large garden room which has sliding patio doors providing access to the extensive rear garden.

The first floor has the master bedroom in the extension to the rear with fitted wardrobes and French doors leading to a juliet balcony, there are two further bedrooms one of which is being used as a home studio, and a 3-piece bathroom.

To the front of the property is a substantial tarmacadamed driveway providing off road parking for several vehicles, together with a garden laid mainly to lawn with established borders with natural stone boundary walling. The rear of the property boasts an extensive garden area extending to approximately 200 feet or thereabouts, enjoying an immediate paved patio area with steps providing access to a larger patio area the garden predominately laid main to lawn with summer house and storage shed as well as established borders abutting open fields with Pendle Hill dominating the background.

Location

Proceeding through the village of Fence via Wheatley Lane Road, bearing right into Harpers Lane. Head towards the very top and bear right into Noggarth Road. Continue for approximately 1 mile where Oakleigh is situated on the left hand side and can be easily identified by our for sale board.

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