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For  
Sale



Lyn Cottage Wheatley Lane  
Road

Fence BB12 9QG

£275,000



This is a fantastic 2 bedroom detached cottage situated in a popular residential area bordering on to open fields and within a short walk of the village of fence , the The Sparrowhawk public house and the Michelin starred restaurant of The White Swan

### Key Features:

Tenure:

EPC Rating:

Council Tax Band:



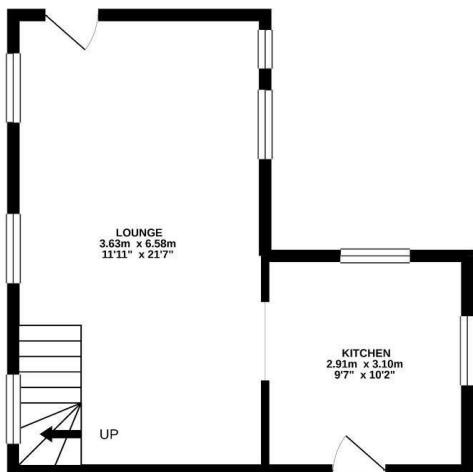
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T: 01282 615900



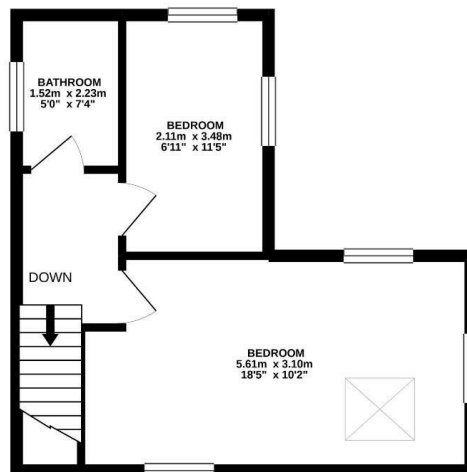
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# 2 BEDROOM Cottage

GROUND FLOOR  
32.9 sq.m. (354 sq.ft.) approx.



1ST FLOOR  
32.9 sq.m. (354 sq.ft.) approx.



TOTAL FLOOR AREA : 65.8 sq.m. (708 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.  
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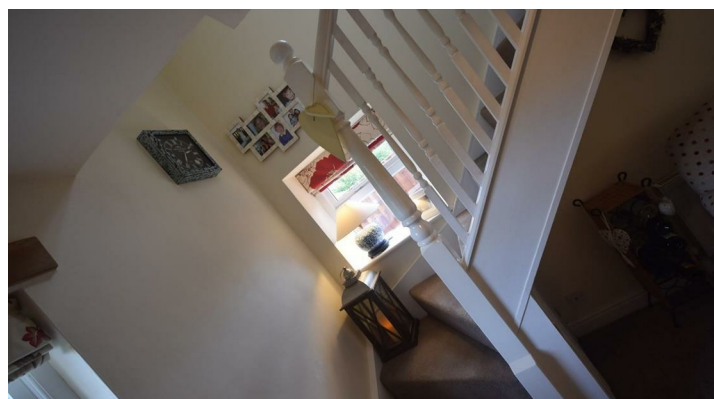
## Main Description:

This is a fantastic 2 bedroom detached cottage situated in a popular residential area bordering on to open fields and within a short walk of the village of fence , the The Sparrowhawk public house and the Michelin starred restaurant of The White Swan

This is a Listed detached cottage property with it neatly manicured gardens and off-road parking that has been well maintained and extended over the years. The property briefly comprises on the ground floor a spacious living room through to kitchen and at first floor we have a master bedroom with dressing area second bedroom and house bathroom externally the property has off-road parking for three / four vehicles and it has a level garden area laid mainly to lawn with patio mature borders and summer house ,ideal for those lazy summer afternoons with a "gin and tonic"

This is an ideal purchase for a downsizer looking to be within walking distance of local facilities and amenities bus route and yet only a short drive of all the bars bistros and boutiques the in vogue village of Barrowford has to offer

In our opinion an internal inspection is essential to appreciate the quality and location of this home



**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 tested. Room sizes 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 decision to buy, please contact us before viewing the property