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7 Pendle Lane
Fence
Burnley BB12 9FA

£330,000



Key Features:

- Stunning family home
- Modern fitted kitchen with built in appliances
- Lounge with multi fuel stove
- Cloak room
- 4 Bedrooms
- En suite shower room
- Modern family bathroom
- Driveway & Garage
- Superb rear garden
- Established village location

Tenure: Freehold

EPC Rating:

Council Tax Band:



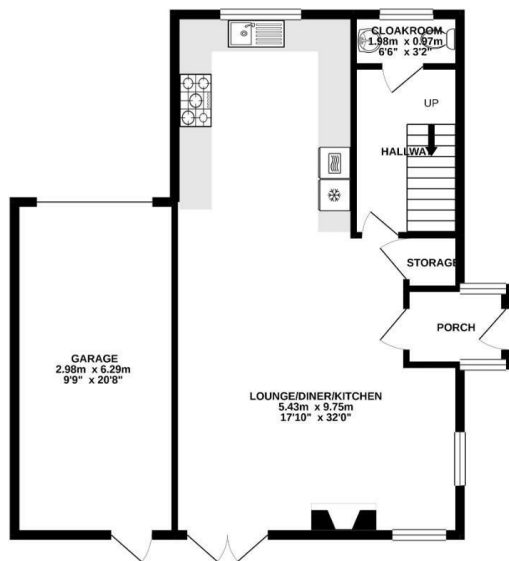
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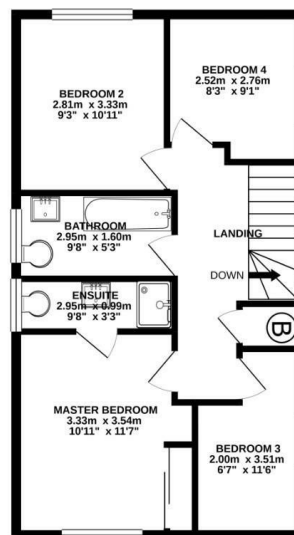
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4 BEDROOM House - Detached

GROUND FLOOR
70.8 sq.m. (762 sq.ft.) approx.



1ST FLOOR
51.6 sq.m. (556 sq.ft.) approx.



TOTAL FLOOR AREA : 122.4 sq.m. (1318 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:

A truly stunning link detached home set within the highly sought after village of Fence on the doorstep of amenities such as the village shop and Wheatley Lane road primary school. The property is built from natural stone has been finished to a very high standard and is surrounded by similar style quality homes.

The property is approached by Indian paved stone steps which lead up to the front door. The open plan ground floor accommodation offers contemporary living space with French doors opening out onto the rear garden allowing an abundance of natural light to flow into the room. There is a modern fitted kitchen with a range of shaker style wall, base and drawer units with complementary quartz working surfaces. Built in AEG electric double oven with five ring gas hob, brushed stainless steel extractor canopy over and tiled splashbacks. There is a range of integrated appliances including fridge, freezer and dishwasher. There is a useful under stairs storage area. Additionally on the ground floor is a two piece cloakroom comprises, low level wc with push button flush, pedestal square wash hand basin with chrome mixer tap, chrome heated ladder style towel rail and recessed spotlight.

On the first floor there are four bedrooms, one being a large master bedroom with an en-suite shower room. There is a second double bedroom and two large single bedrooms. Completing the first floor accommodation is a contemporary three piece family bathroom suite and airing cupboard housing additional hot water system.

Externally, to the front of the property is a driveway providing ample off road parking leading to attached garage. The garage has a remote roller door with power and lighting, planted border. To the rear is a garden mainly laid to lawn with a planted shrub border and Indian stone paved patio, raised timber decking area.

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

Internal viewing is a must!

No onward chain



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