



*3 Spencer Fold,
Fence
Offers In The Region Of: £ 239,950*



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Head Address: 154 Whalley Road, Read, Burnley, Lancashire, BB12 7PN



3 Spencer Fold, Fence

A stunning two-bedroom cottage style property located in the picturesque village of Fence filled with character and traditional features.

The property comprises of a good-sized lounge, kitchen, two bedrooms and a family bathroom internally with a lawn garden and two parking spaces externally.



ENTRANCE

Entrance to the property is gained a Solidor front door that is accessed from the front with easy access to the garden and private parking areas.

LOUNGE

The lounge is located directly to the front of the property and benefits from stunning views over the garden and fields. There is Karndean flooring throughout the room and a recently fitted multi fuel fire set within traditional stone surrounds. From the lounge access to the staircase and kitchen can be made.



KITCHEN

The kitchen is located to the rear of the property and features a range of wall and base units in grey with black granite worktops. There is an integrated fridge, freezer, dishwasher and washing machine as well as a gas oven with a four-point gas hob. The kitchen also features a traditional stone floor, under floor heating and a large inset wash basin.



Access to the first floor is gained via a carpeted staircase accessed from the main entrance hallway and provides access to all the first-floor rooms. It is also from here that the full boarded loft can be accessed which houses the properties boiler

BEDROOM ONE

The main bedroom is a spacious double and features carpeted flooring, traditional stone feature wall and plenty of natural light from the large uPVC window to the front. There are two good-sized built-in storage cupboards, radiator and ceiling light point.



BEDROOM TWO

The smaller second bedroom again features recently laid carpet flooring throughout and there is plenty of natural light from the large uPVC window to the rear. This room again features sections of traditional stone wall and exposed beams.



BATHROOM

The recently fitted bathroom features a three-piece suite in white. There is a panelled bathtub with overhead shower attachment, pedestal wash basin and a low level wc. The bathroom also benefits from Karndean flooring, traditional radiator and frosted window.

EXTERNAL

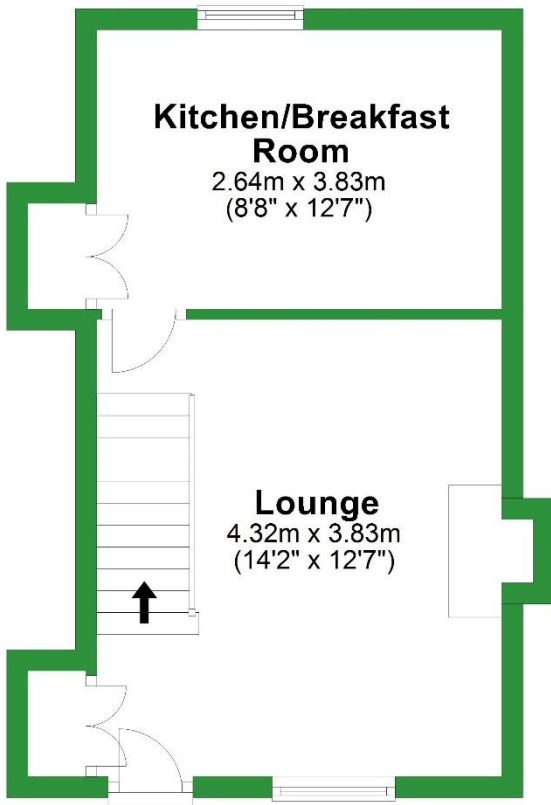
All of the properties external space is located to the front and therefore benefits from the stunning views. There is a private road that provides access to all the properties on the row with two private parking spaces and the quaint garden space that includes a range of lawn and paved areas.

- Freehold
- Tax Band C
- Mains drains, gas, electric
- No through road
- Boiler - 9 years old
- All new double glazing
- New bathroom



Ground Floor

Approx. 28.3 sq. metres (305.1 sq. feet)

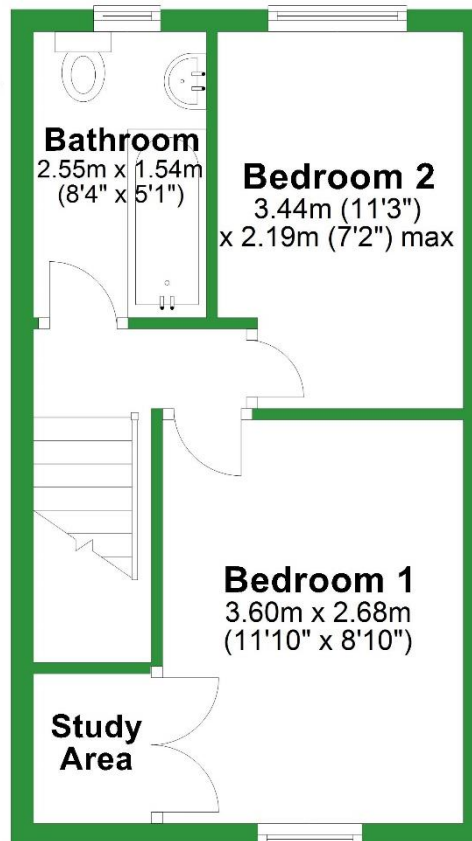


Total area: approx. 60.1 sq. metres (646.4 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.

First Floor

Approx. 31.7 sq. metres (341.4 sq. feet)



VIEWINGS

All viewings must be made through Pendle Hill Properties. Call 01282 772048 to arrange an appointment, alternatively call into our office.

OFFERS

If you would like to make an offer on this or any of our properties, please contact the office on 01282 772048.

Proof of funds will be required before any offer can be accepted.

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.

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