





PROPERTY DESCRIPTION

Located in the highly sought after village of Fence and having the considerable advantage of wonderful, far-reaching views, this extremely desirable, three bedroomed, semi-detached dormer bungalow provides very deceptively spacious living accommodation, which would be suitable for a wide range of prospective buyers and must be viewed internally to fully appreciate all it has to offer. Well-presented and tastefully furnished throughout, this delightful abode has many appealing and noteworthy attributes, including three double bedrooms, with one having an en-suite shower room and adjoining dressing room, a detached garage, with a remote controlled up and over door, well maintained gardens and off road parking, just to name a few.

FEATURES

- Desirable Semi-Det'chd Dormer Bungalow
- Highly Sought After Village Location
- Deceptively Spacious & Well Pres'td Accomm.
- Early Viewing Strongly Rec - No Chain
- Hall, Open Plan Lounge/Diner & Cons'vtry
- Superbly Refurb'd Kit inc. Appl'ces & Sml Utility
- GF Double Bedrm & 4 Pc Bathrm
- FF 2 Dble Bedrms - 1 En-Suite & Office/Study
- Garden to Front & Side - Rear Patios/Grdn
- Drive & Det. Garage - Remote Cont. Door
- Gas CH & PVC DG - Views from FF Rooms
- Viewing Absolutely Essential to Fully Apprec.





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

PVC double glazed, frosted glass entrance door, with a matching window to one side. Open staircase to the first floor and a radiator.

Through Lounge & Dining Room

29' 4" x 11' 2" into alcoves (8.94m x 3.40m into alcoves)

This large, impressive, light and airy room is open plan with the conservatory and features a wall mounted flame effect gas fire, has a pvc double glazed window and three radiators.

Conservatory

10' 5" x 7' 0" (3.17m x 2.13m)

Enjoying the far reaching views from the rear, this pleasant addition has pvc double glazed windows, a radiator, wall light points and a pvc double glazed external door, opening out to the rear garden/patio.

Kitchen

13' 5" plus recess x 9' 8" (4.09m plus recess x 2.95m)

The good sized kitchen has been stylishly refurbished with a good range of modern, handle-less, soft close units, including a glass fronted display cabinet, co-ordinating laminate worktops, with matching splashbacks, and a Franke one and a half bowl sink, with a mixer tap. It also has a built-in Neff electric oven and microwave oven, a gas hob, with an extractor canopy over, an integral dishwasher, fridge/freezer and pull out waste bin. PVC double glazed window, from which there are long distance views, radiator and quality tile effect flooring. A part glazed door opens into the side entrance hallway.

Side Entrance Hallway

Door giving access into the utility room and a double glazed, frosted glass external door.

Utility Room

Plumbing for a washing machine, laminate worktop and wall mounted gas condensing combination central heating boiler. Tiled floor and electric power and light.

Bedroom Three

11' 6" x 7' 11" (3.51m x 2.41m)

This double room has a pvc double glazed window and a radiator.

Ground Floor Bathroom

7' 11" x 7' 5" (2.41m x 2.26m)

Fully tiled and attractively furnished, the bathroom is fitted with a four piece white suite, comprising a corner 'Jacuzzi' style bath, a separate shower cubicle, a w.c. and a wash hand basin, with a mixer tap and an illuminated, mirror fronted cabinet above. PVC double glazed, frosted glass window, period style radiator/heated towel rail and downlights recessed into the ceiling.

First Floor

Landing

Built-in shelved storage cupboard.

Bedroom One

11' 4" x 10' 6" (3.45m x 3.20m)

This double room has the benefit of far reaching and rural views from the pvc double glazed window, a radiator and walk-in dressing room, with a fitted clothes hanging rail, storage shelves, an electric light and gives access to under-eaves storage.

En-Suite

Half tiled and fitted with a modern three piece white suite, comprising a fully tiled shower cubicle, a w.c. and wash hand basin, with a cupboard below and vanity mirror above. Chrome finish radiator/heated towel rail and mirror fronted wall cabinet.

Bedroom Two

14' 2" x 11' 5" (4.32m x 3.48m)

Taking full advantage of the wonderful long distance views, over the houses behind, this spacious double room has a pvc double glazed dormer window, a radiator and wall light points. A door from this room opens into a further room, previously used as a home office, but which could serve many other purposes besides and has a radiator and electric power and light.



Outside

Front & Side

This superb dormer bungalow has well maintained gardens to the front and side, the majority of which is lawned, with a border stocked with a variety of flowering plants and shrubs. There is also a beautiful, mature Cherry Blossom tree at the front and an external light.

Garage

16' 7" x 8' 10" (5.05m x 2.69m)

Located to the rear of the bungalow, the garage has a remote controlled up and over door, a pvc double glazed, frosted glass window and electric power and light.

Rear

The split level garden at the rear has been mainly paved for easier maintenance and has garden beds, which are also stocked with flowering plants. There is an area at the side of the garage, where a timber shed is located.

Directions

If travelling from Barrowford on the A6068/Barrowford Road (Padiham By-Pass) towards Fence, go past Pendle Forest Sports Club on the left, then turn next right into Cuckstool Lane. Take the second right turn into Wheatley Lane Road, then the first left turn into Harpers Lane and then next right into Laund Gate.

Viewings

Strictly by appointment through Sally Harrison Estate Agents. Office opening hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 12pm. If the office is closed for the weekend and you wish to book a viewing urgently, please ring 07967 008914.

Disclaimer

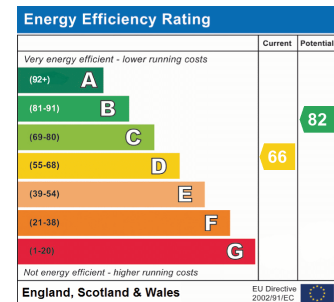
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House To Sell?

For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

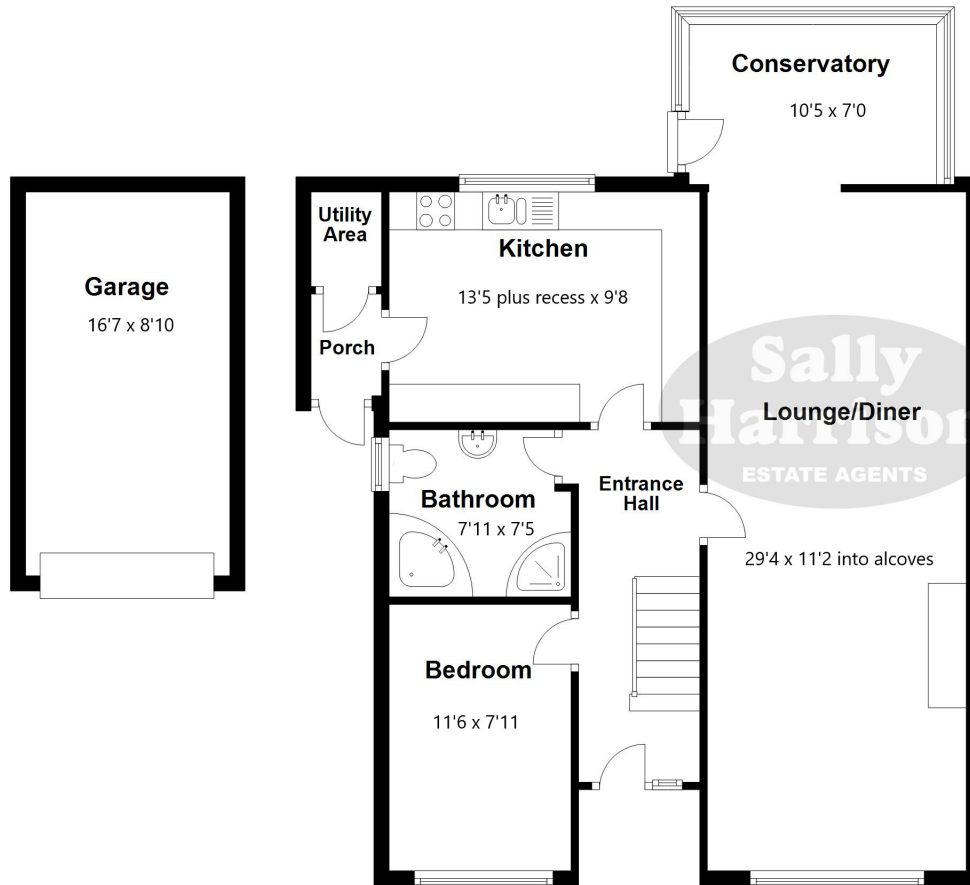
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FLOORPLAN

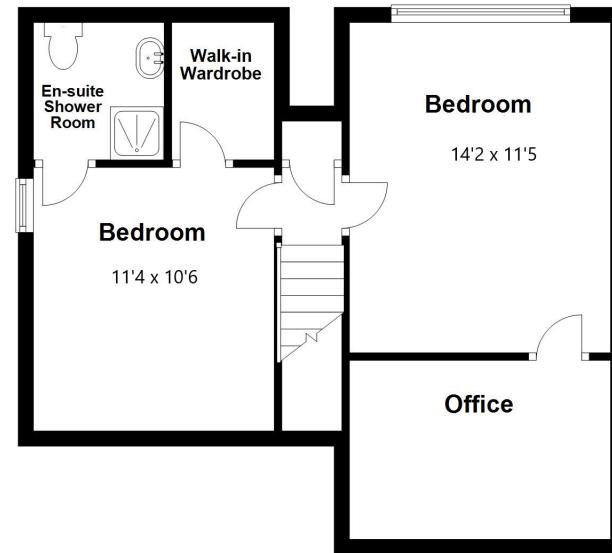
Ground Floor

Approx. 91.5 sq. metres (985.0 sq. feet)



First Floor

Approx. 44.5 sq. metres (479.2 sq. feet)



Total area: approx. 136.0 sq. metres (1464.2 sq. feet)

All floorplans are provided for information and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way the accuracy of the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on this floor plan.

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