



306 Wheatley Lane Road

Fence

Offers in the Region of: £189,950



**Pendle Hill
Properties**



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£189,950 Offers in the
Region of

A mid-terraced traditional stone-built character cottage in the highly sought-after village of Fence, renovated only 6 years ago, this cottage comprises of a spacious modern lounge, kitchen, two bedrooms, bathroom, and a front and rear patio.



LOUNGE

A spacious lounge packed with traditional exposed stone cottage features dating from 1762, original beams, a traditional gas stove, and a window seat complement a contemporary decor with modern amenities.

KITCHEN

A fully fitted contemporary kitchen matches its traditional surroundings containing integrated appliances such as a dishwasher, washer-dryer with room for a separate fridge freezer. Extra storage and wood-effect flooring complete this space.

BEDROOM ONE

The spacious master bedroom provides more than enough room for a king-size bed with bespoke fitted wardrobes providing paramount storage whilst mirroring the panelled wall detailing. Deep stone windowsills with UPVC windows maximise sunlight into this inviting and relaxing space.

BATHROOM

Boasting a contemporary bathroom, facilities include; a WC, floating basin sink, towel warmer, and a rain shower.

BEDROOM TWO

Currently used as a dressing room, this light and airy space provides it all with excellent storage options, and private views overlooking farmer's fields with room for guests.

EXTERNAL

Mature flower beds grace the front patio of the cottage.

To the rear, a patio space contains seating set upon Indian stone flooring.

ADDITIONAL INFORMATION

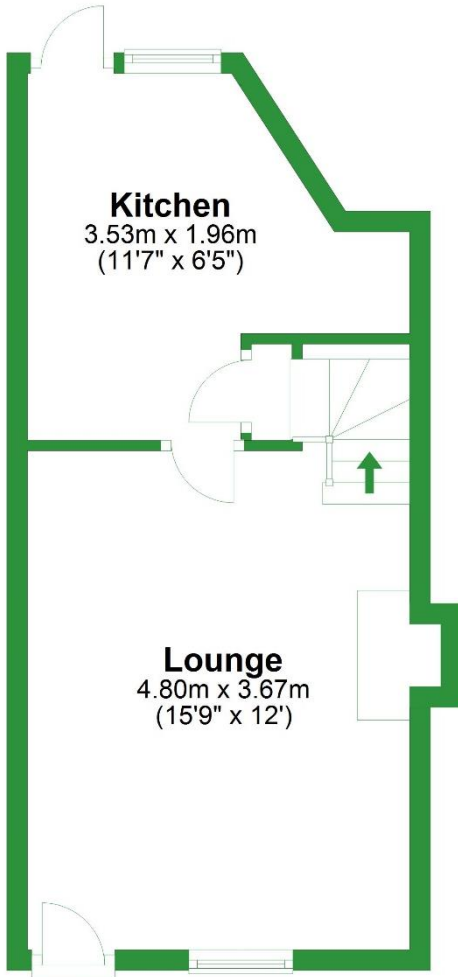
Tenure = Freehold

Council Tax Band = B



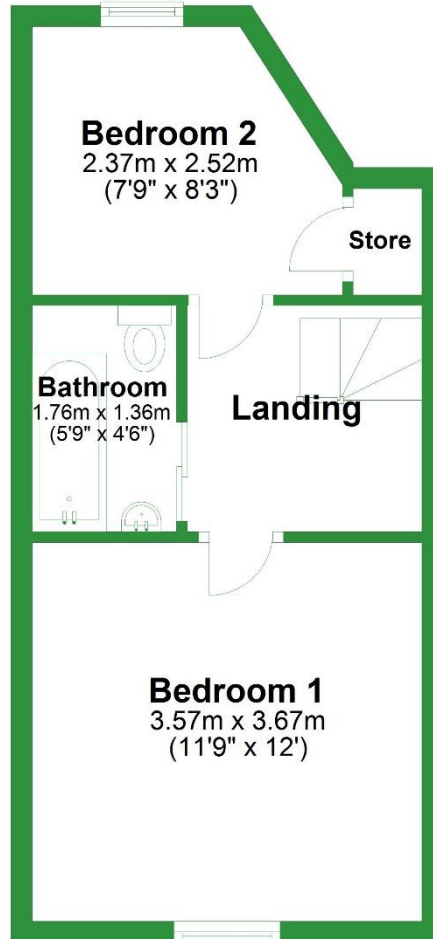
Ground Floor

Approx. 29.1 sq. metres (313.0 sq. feet)



First Floor

Approx. 28.6 sq. metres (307.5 sq. feet)



Total area: approx. 57.7 sq. metres (620.6 sq. feet)

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



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 have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).



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