

Property Details

**31 Pendle Fields, Fence, Burnley,
Lancashire, BB12 9HN**

£399,950



Property Photos

31 Pendle Fields, Fence, Burnley, Lancashire, BB12 9HN



Creation Date

05/02/2026

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Property Floor Plans

31 Pendle Fields, Fence, Burnley, Lancashire, BB12 9HN



Total area: approx. 167.0 sq. metres (1798.0 sq. feet)

Creation Date

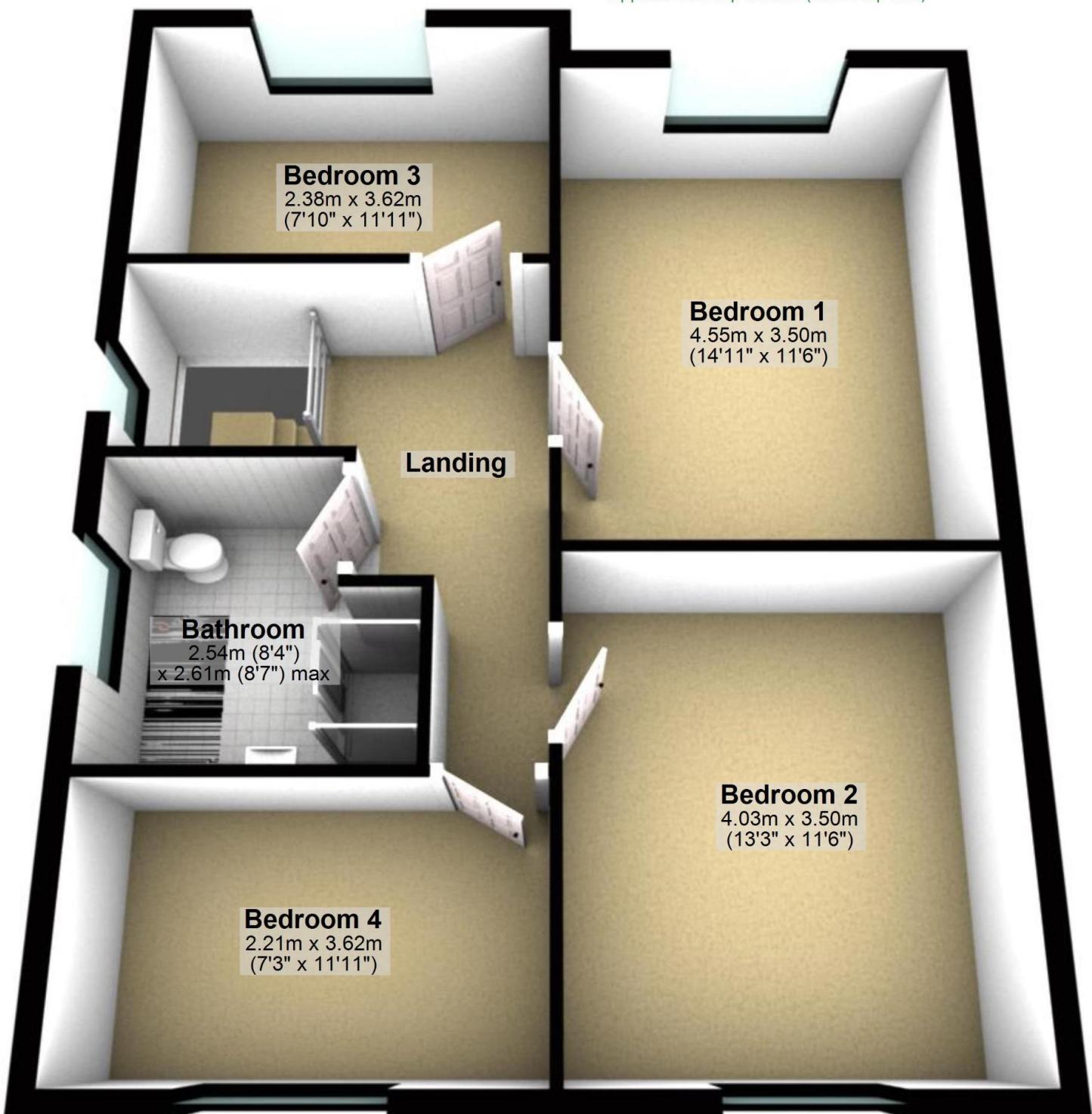
05/02/2026

Property Floor Plans

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First Floor

Approx. 64.3 sq. metres (692.4 sq. feet)

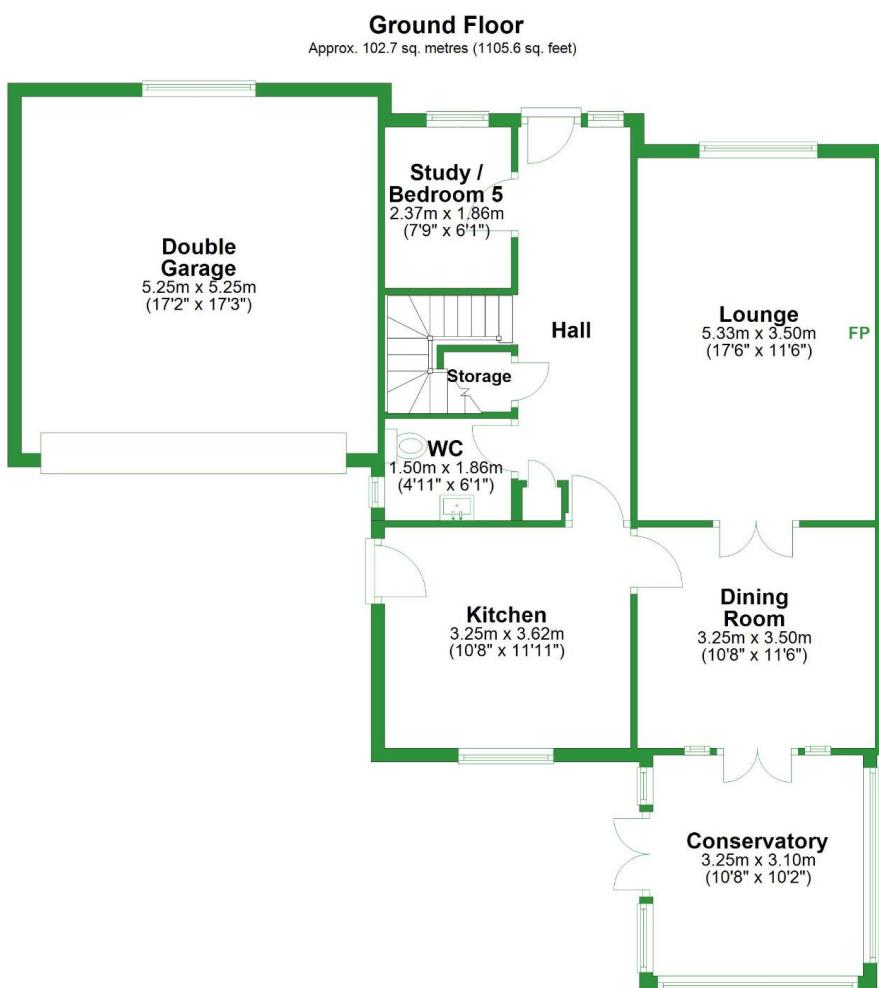


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Property Floor Plans

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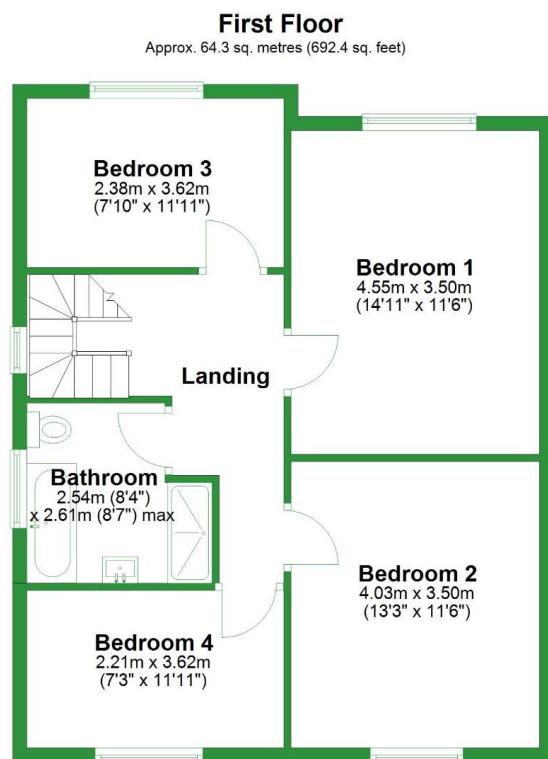


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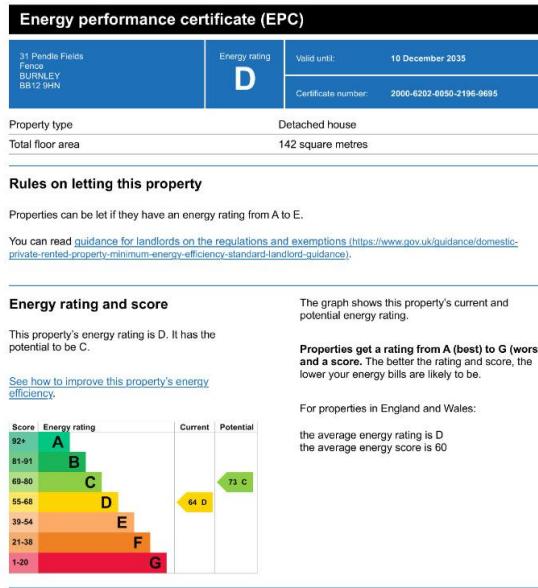


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Property EPC

31 Pendle Fields, Fence, Burnley, Lancashire, BB12 9HN



Creation Date

05/02/2026

Property Info

31 Pendle Fields, Fence, Burnley, Lancashire, BB12 9HN

Property Type

House

Property Style

Detached

Bedrooms

4

Bathroom

1

Receptions

3

Tenure Type

Freehold

Floor Area

1798

Agency Type

Sole

Parking

Drive

Type

Sales

Electricity

Mains Supply

Creation Date

05/02/2026

Property Info

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Water Supply

Mains

Sewerage

Mains Supply

Heating

Gas Central

Broadband

FTTC, FTTP

Accessibility

-

Restrictions

-

Condition

-

Flooded In Last Five Years

No

Current Annual Ground Rent

-

Current Service Charge

-

Rent Review Period (Year)

-

Creation Date

05/02/2026

Property Info

31 Pendle Fields, Fence, Burnley, Lancashire, BB12 9HN

Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

-

Price

£399,950

Land Size

-

Age of Property

-

Year Built

-

New Home

No

Creation Date

05/02/2026

Property Features

31 Pendle Fields, Fence, Burnley, Lancashire, BB12 9HN

Feature 1

Four Bedroom Detached Property

Feature 2

Spacious Reception Rooms

Feature 3

Substantial Driveway And Garage

Feature 4

Rear Garden With Patio Area Ideal For Outdoor Seating

Feature 5

Large Lawn To The Front

Feature 6

Located In The Friendly Village Of Fence, Close To Local Amenities And Walks

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Property Description

31 Pendle Fields, Fence, Burnley, Lancashire, BB12 9HN

A Spacious Family Home in the Heart of Fence

Key Features

Spacious four-bedroom layout with well-proportioned rooms

Flexible ground floor including a study/optional fifth room

Bright conservatory leading from the dining room

Practical, good-sized kitchen suited to everyday use

Family bathroom upstairs and a convenient downstairs WC

Large driveway offering excellent off-road parking

Substantial garage suitable for storage or workshop space

Rear garden with patio area ideal for outdoor seating

Wide front lawn giving the property strong kerb appeal

Located in the friendly village of Fence, close to local amenities and walks

A well-kept four-bedroom detached property set within a popular village. Inside, you'll find a bright kitchen, a good-sized lounge, and a dining room that opens into a spacious conservatory. There is also a study, which could be used as an extra reception room or a bedroom, along with a convenient downstairs WC.

The first floor offers four comfortable bedrooms and a family bathroom. Outside, the rear garden includes a patio area ideal for relaxing or hosting friends, along with a generous driveway and a large garage. To the front, a wide lawn gives the home a welcoming feel.

From the Agent's Perspective:

This property offers an excellent layout for families or anyone needing flexible space. The flow between the lounge, dining room, and conservatory creates a bright ground floor, and the additional study provides real versatility. The outdoor space is another strong point, with plenty of parking, a substantial garage, and a rear garden that feels private and easy to enjoy. Its location within Fence adds to the appeal, giving buyers a chance to settle in a friendly village with great access to local amenities and countryside walks.

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From the Client's Perspective:

We've lived here for 40 years and now feel its time to downsize. We've loved being part of such a friendly village and have many happy memories in this home. We hope the next owners enjoy it as much as we have.

Additional Information

Tenure- Freehold

Council tax band - E

Heating- Gas Central Heating

Electric- Mains

Drainage - Mains

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