

£225,000 Leasehold (to be confirmed)



3 Tunstill Fold Cottage, Tunstill Fold,  
Fence, Burnley, Lancashire BB12 9QE



## PROPERTY DESCRIPTION

!! Offered for sale with vacant possession !! We are delighted to have been asked to offer for sale this two bedroom, double fronted character property, found in the heart of rural Fence. The property is in need of some cosmetic updating, but offers generous accommodation comprising of: two spacious reception rooms, a basic fitted kitchen, two double bedrooms to the first floor, and a coloured four piece bathroom suite. There are gardens to the rear that are in need of some care, and a courtyard garden to the side with storage. EPC - TBC. Council Tax - C. Early viewing is considered a must!

## FEATURES

- Offered for sale with vacant possession
- Double fronted semi detached home
- Situated in the heart of rural Fence
- In need of some cosmetic updating
- Character Property
- Two separate reception rooms
- Basic fitted kitchen
- Two double bedrooms to the first floor
- Bathroom suite (in need of replacement)
- Gardens to the side and rear
- EPC - TBC
- Council Tax - Band C
- Early viewing a must!





## ROOM DESCRIPTIONS

### Ground Floor

Entrance Hallway

Sitting Room

Lounge

Kitchen

### First Floor

Bedroom One

Bedroom Two

Bathroom

## Outside

Garden and Courtyard

## Further Information

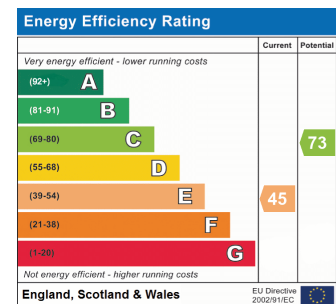
### Further Information

Tenure - TBC

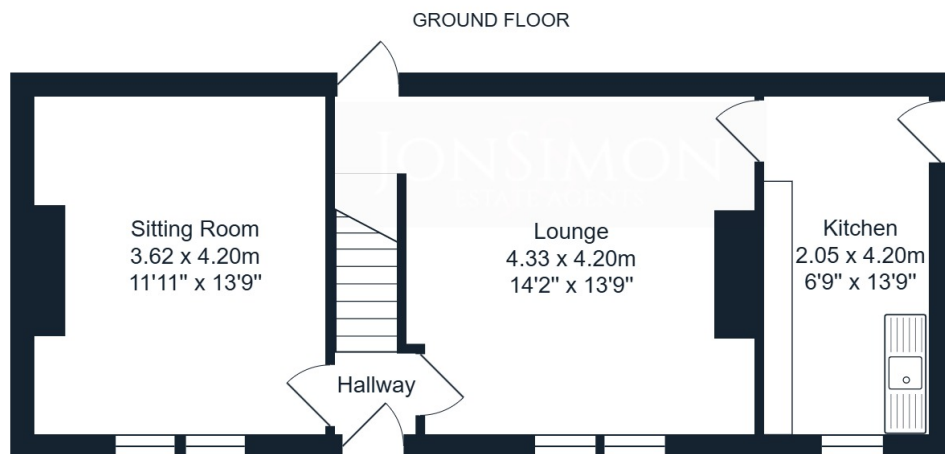
Council Tax - C

The property is located in an area considered to be low risk for surface water flooding.

Ultrafast is available, and mobile coverage is offered by a number of providers.



## FLOORPLAN



### 3 Tunstill Fold Cottage, Tunstill Fold, Fence

Total Area: 93.8 m<sup>2</sup> ... 1010 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

**JONSIMON**  
ESTATE AGENTS

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