

REDUCED

£205,000 Freehold



14 Forester Drive, Fence, Burnley, Lancashire. BB12 9PG

- Offered for sale with no onward chain - vacant possession
- Idyllic cul-de-sac position
- Located in the heart of popular, semi rural Fence
- Within the catchment area for the popular Wheatley Lane Methodist Primary School
- One welcoming reception room
- Fitted dining kitchen
- Family bathroom on the ground floor
- Well maintained gardens to the front and rear
- Driveway providing off road parking and leading to the garage
- Warmed by gas central heating and being Upvc double glazed throughout
- EPC - TBC
- Council Tax - Band C
- Early viewing is considered a must!



ound floor bedrooms, with a third found
31, Parker Lane, Burnley, BB11 2BU
first floor

01282 427445
info@jonsimon.co.uk



PROPERTY DESCRIPTION

Occupying an idyllic cul-de-sac position, this semi detached home is located in the heart of semi rural Fence, and is sure to catch the eye of anyone looking to gain entry to the popular Wheatley Lane Methodist Primary School. The accommodation is in need of a full renovation, but is generous and comprises of: one welcoming reception room, a fitted dining kitchen, two ground floor bedrooms with a third bedroom found on the first floor, and a three piece bathroom suite - also on the ground floor. There are well maintained gardens to the front and rear with a driveway providing ample off road parking and leading to a garage. The property is warmed by gas central heating, and is Upvc double glazed throughout. EPC - TBC. Council Tax - Band C. Early viewing is considered a must!



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Sitting Room

5.4m x 3.4m (17' 9" x 11' 2")

Dining Kitchen

3.1m x 3m (10' 2" x 9' 10")

Bedroom One

4.2m x 3m (13' 9" x 9' 10")

Bedroom Two

3.5m x 2.3m (11' 6" x 7' 7")

Family Bathroom

First Floor

Bedroom Three

3.5m x 2.7m (11' 6" x 8' 10")

Outside

Gardens

Further Information

Further Information

The property is on a freehold title.

Council Tax - Band C

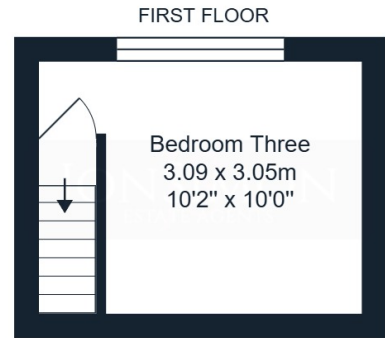
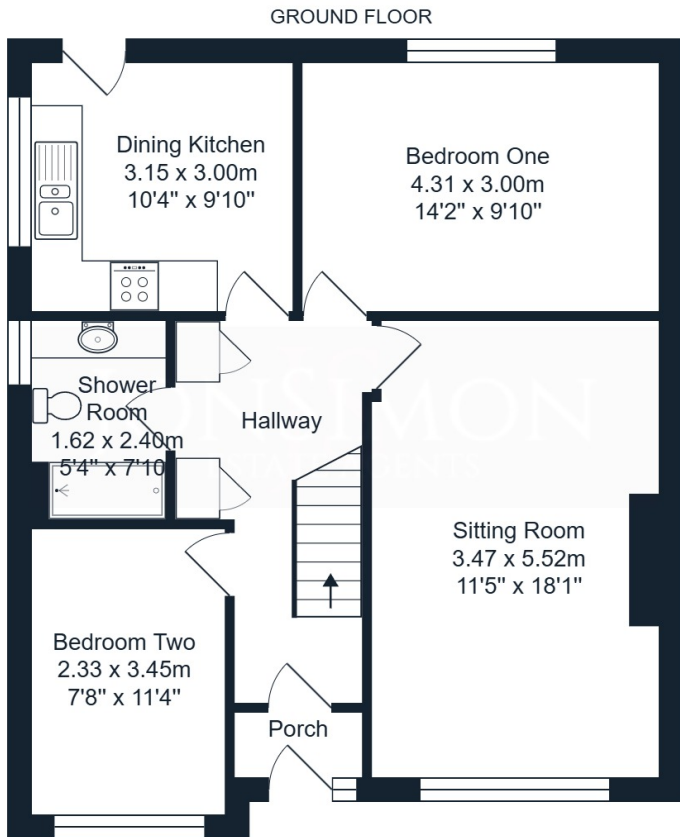
EPC - TBC

The property is located in an area considered to be low risk for surface water flooding, and the long term risk is assessed as the same.

Mobile coverage is offered by a number of service providers, and ultrafast broadband is available.



FLOORPLAN & EPC

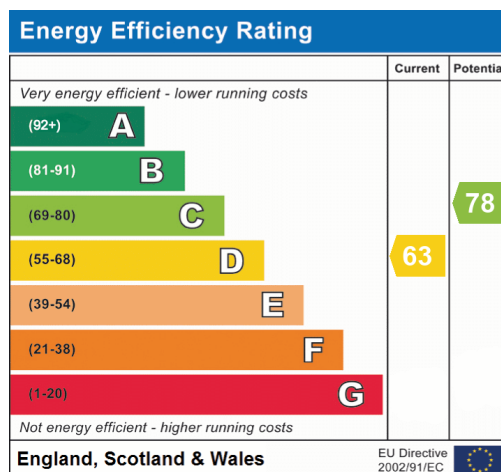


JONSIMON
ESTATE AGENTS

14 Forester Drive, Fence

Total Area: 78.3 m² ... 843 ft²

All measurements are approximate and for display purposes only.



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