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Real

3 Field Top Court
Fence
BB12 9AH



For Sale

Price £260,000

- Immaculate three storey townhouse
- Sought after village location
- Ideal for a family or downsizer
- Entrance hall
- Fully fitted dining kitchen with appliances
- Three bedrooms
- En-suite & house bathroom
- Off road parking- Garden to the rear
- NO CHAIN
- Viewing recommended

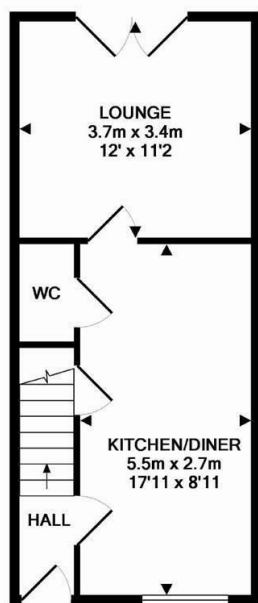


Nestled in a highly sought-after village and within walking distance of the popular Fence Gate public house, this property offers a blend of convenience and charm. It is ideally situated for easy access to open countryside, the M65 motorway, and the trendy bars, bistros, and boutiques found in the nearby villages of Barrowford and Whalley. This modern home is perfectly suited for a small family or those looking to downsize while maintaining a high standard of living.

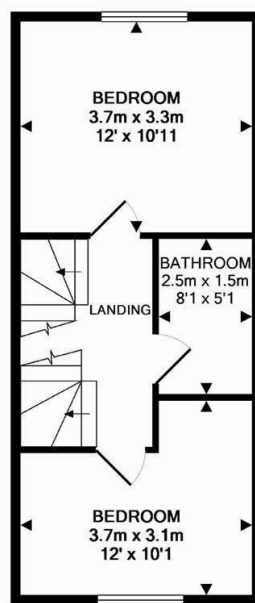
The accommodation includes an inviting entrance hall that leads to a stylish dining kitchen, complete with a premium Nolte Küchen German-fitted kitchen boasting integrated LED-lit wall units, soft-close cupboards and drawers, a 1 ½ bowl sink with a chrome tap, a Siemens stainless steel double oven, a touch-control induction hob with a stainless steel extractor, and integrated appliances, including a fridge/freezer, dishwasher, and plumbing for a washing machine. This impressive setup makes everyday cooking and entertaining a pleasure.

The bathrooms are elegantly appointed with sleek white Roca tiled splashbacks and inset spotlighting, adding a touch of luxury. Externally, the property provides parking at the front, along with beautifully paved Indian stone patios and a garden area at the rear, creating a great space for relaxing or entertaining outdoors.

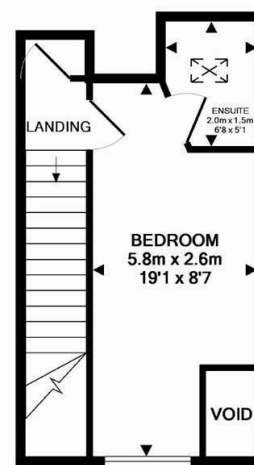
Internally, the home exudes sophistication with oak-finished doors and staircase handrails. Additional features include a Sonos-style ceiling sound system with a wall-mounted digital control panel and a fitted alarm system for added security and convenience. This is truly a modern home that impresses from the first viewing—an ideal opportunity for a small family or downsizer seeking quality living in a prime location. An early viewing is highly recommended to avoid disappointment.



GROUND FLOOR
APPROX. FLOOR
AREA 32.6 SQ.M.
(350 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 32.6 SQ.M.
(350 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 23.5 SQ.M.
(253 SQ.FT.)

TOTAL APPROX. FLOOR AREA 88.6 SQ.M. (954 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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