



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Walton Lane, Nelson, BB9 8HU

Offers Over £150,000

SPACIOUS TERRACED HOME

Situated on Walton Lane in the area of Nelson, this spacious end terrace house presents an excellent opportunity for those seeking a comfortable and convenient home. The property boasts generous living space, making it ideal for families or individuals who appreciate room to breathe.

One of the standout features of this residence is its proximity to local amenities. Residents will find themselves just a stone's throw away from a variety of shops, schools, and recreational facilities, ensuring that daily necessities and leisure activities are easily accessible.

The end terrace design not only provides added privacy but also allows for an abundance of natural light to fill the home, creating a warm and inviting atmosphere. With the potential for personalisation, this property offers a blank canvas for you to make it your own.

Whether you are a first-time buyer or looking to invest in a rental property, this house on Walton Lane is a fantastic choice. Its combination of space, location, and potential makes it a must-see for anyone in the market for a new home. Don't miss the chance to explore this delightful property and envision the possibilities it holds for you and your family.

Walton Lane, Nelson, BB9 8HU

Offers Over £150,000

**3****1****2****C**

- End Terrace Property
 - Bursting With Potential
 - On Street Parking
 - EPC Rating C
- Three Bedrooms
 - Viewing Essential
 - Tenure TBC
- Two Piece Bathroom Suite and Separate WC
 - Ample Rear Garden Space
 - Council Tax Band B

Ground Floor

Entrance

UPVC double glazed door to vestibule.

Vestibule

3' x 3' (0.91m x 0.91m)
Door to hall.

Hall

12'6 x 3'3 (3.81m x 0.99m)
Central heating radiator, doors to two reception rooms and stairs to first floor.

Reception Room One

13' x 12' (3.96m x 3.66m)
UPVC double glazed box bay window, central heating radiator, cornice coving, two feature wall lights and television point.

Reception Room Two

17' x 14' (5.18m x 4.27m)
UPVC double glazed box bay window, central heating radiator, coving, electric fire with decorative surround, under stairs storage, television point and door to kitchen.

Kitchen

12'1 x 7'3 (3.68m x 2.21m)
UPVC double glazed box bay window, range of panel wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, space for freestanding oven, tiled splash back, extractor hood, plumbed for washing machine, dryer, space for under counter fridge and freezer, vinyl flooring and door to further hall.

Further Hall

3'3 x 3'3 (0.99m x 0.99m)
Tiled floor, door to WC, door to garage and UPVC door to rear.

WC

4'4 x 2'7 (1.32m x 0.79m)
Low flush WC, tiled elevation and vinyl flooring.

Garage

13'11 x 9'1 (4.24m x 2.77m)
UPVC double glazed frosted window and garage door.

First Floor

Landing

11'6 x 5'4 (3.51m x 1.63m)
UPVC double glazed window, central heating radiator, picture rail, doors to three bedrooms, bathroom and WC.

Bedroom One

17' x 12' (5.18m x 3.66m)
UPVC double glazed window, central heating radiator, picture rail and fitted wardrobes.

Bedroom Two

12' x 9' (3.66m x 2.74m)
UPVC double glazed window, central heating radiator and picture rail.

Bedroom Three

12'1 x 9'3 (3.68m x 2.82m)
UPVC double glazed window and central heating radiator.

Bathroom

7' x 5' (2.13m x 1.52m)
Central heating towel rail, pedestal wash basin, panel bath with mixer tap and rinse head, tiled elevation.

WC

4'7 x 2' (1.40m x 0.61m)
UPVC double glazed frosted window and low flush WC.

External

Rear

Enclosed laid to lawn, paving, bedding areas with mature shrubs.

Front

Laid to lawn garden and pathway leading to front entrance door.

