



athertons  
property & land tel. 01254 828810

[www.athertons-uk.com](http://www.athertons-uk.com)

2 Walton Place, Nelson, Pendle, Lancashire  
£239,995





This beautifully presented three-bedroom detached home, formerly the development's show home, enjoys a generous corner plot with wrap-around landscaped gardens. Situated in a sought-after residential area, this exceptional property has been finished to an impeccable standard, offering stylish and contemporary living throughout. Undergoing a full refurbishment in 2020, it now boasts a brand-new kitchen, modern bathrooms, and the addition of a conservatory to the rear with electric underfloor heating and internal fly screens. With all bulbs upgraded to smart lighting and a dual Hive heating system, this home is as close to a fully integrated smart home as it gets, offering convenience, energy efficiency, and modern technology at your fingertips.

Upon entering, you are welcomed into a bright and spacious hallway with a sleek two-piece WC. The generous family living room is designed for both comfort and style, featuring a large front-facing window that floods the space with natural light. With ample room for seating and entertainment, this inviting area flows seamlessly into the open-plan dining kitchen. The newly fitted kitchen is a standout feature, boasting a range of high-quality wall and base units, contrasting worktops, and modern integrated appliances, including a fridge freezer, electric oven, four-ring induction hob with extractor, and a stainless steel sink with a chrome mixer tap. The space is further enhanced by uPVC double-glazed French doors leading to the stunning conservatory, complete with underfloor heating, French doors to rear garden with fitted fly screen and provides an extra reception space that can be enjoyed year-round, whether as a dining area, sitting room, or home office.

Ascending the open balustrade staircase, the first-floor landing leads to three well-proportioned bedrooms and a beautifully appointed family bathroom. The principal bedroom is a spacious double, offering ample fitted furniture and wall mounted 3D smart TV with access into En-suite. This en-suite features a modern shower cubicle, pedestal sink with a chrome mixer tap, a push-button WC, LED spotlights, partially tiled walls and floor, and a chrome heated towel rail. The second bedroom, another double, enjoys peaceful views over the rear garden, while the third bedroom is a versatile space, perfect as a single bedroom, nursery, or home office. The contemporary family bathroom comprises a sleek three-piece suite, including a panelled bath with an overhead shower, a pedestal sink, a push-button WC, and elegant tiled flooring and walls.

Externally, the property is positioned on a generous corner plot, with beautifully landscaped wrap-around gardens with artificial turf, mature borders, gates access to the front, timber decking and paved seating areas and a large walled border that provides a sense of privacy and space rarely found in modern developments. The block-paved driveway offers off-road parking for two vehicles.

Located in a desirable area, this home is within walking distance of Marsden Park and Marsden Golf Club, both offering fantastic outdoor and leisure opportunities. The area is well-served by highly regarded primary and secondary schools, making it an excellent choice for families. The town centre is just a five-minute drive away, providing access to a range of shops, supermarkets, and local amenities. Commuters will also appreciate the easy access to the M65 motorway network, offering quick connections to Burnley, Preston, Manchester, and beyond.

With its high-quality finish, spacious plot, and smart home integration, this former show home is a rare find in the market. Having undergone a full refurbishment in 2020, it is truly move-in ready and must be viewed to be fully appreciated.

## Services

All mains services are connected.

## Tenure

We understand from the owners to be Freehold.

## Energy Performance Rating

B (83).

## Council Tax

Band B.

## Viewings

Strictly by appointment only.

## Office Hours

53 King Street, Whalley, BB7 9SP  
Monday to Friday 9.00am to 5.00pm  
Saturday 9.30am to 2.30pm

## Money Regulations

## Laundering

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).









## Ground Floor

Approx. 53.5 sq. metres (575.8 sq. feet)



## First Floor

Approx. 44.3 sq. metres (476.4 sq. feet)



Total area: approx. 97.8 sq. metres (1052.2 sq. feet)









