



Hilton &
Horsfall

BB9 8DQ

Walton Place, Nelson

£205,000

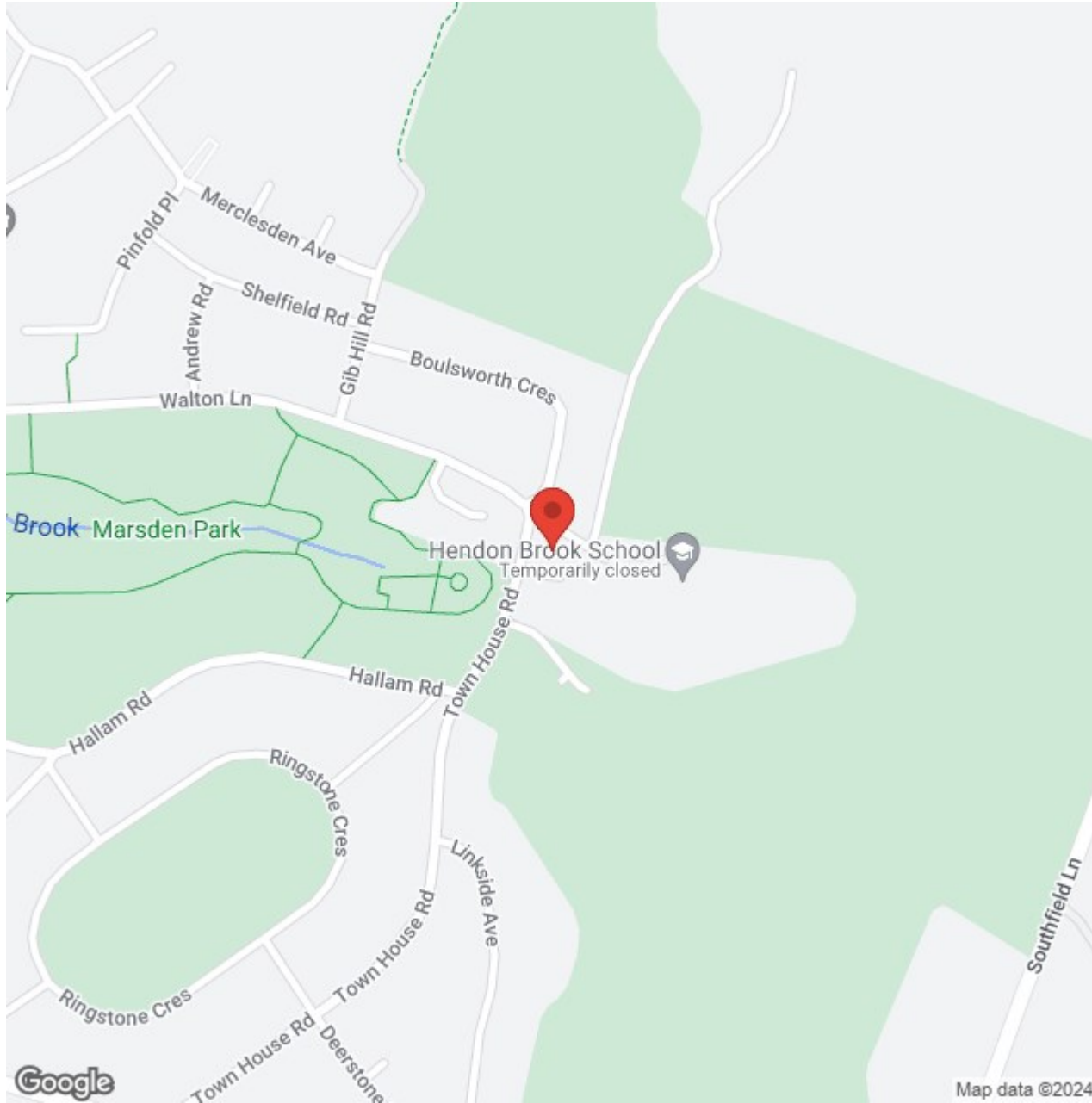
A fantastic opportunity to acquire this beautifully presented THREE bedroomed semi detached dwelling which has been decorated to an exceptional standard throughout and is a true credit to the current owners. Affording many noteworthy features throughout this property briefly comprises of: Entrance hallway, downstairs w.c., spacious family living room, modern dining kitchen, three well proportioned bedrooms with the master having an en-suite shower room and a three piece house bathroom. Externally to the front of the property is a block paved driveway providing off road parking.

To the rear of the property is a well kept private garden with a flagged patio perfect for sitting out in the summer months and a lawned area with mature trees and shrubs.

The house is conveniently located within walking distance of both Marsden Park and Marsden Golf Club, there are a number of primary and secondary schools within close proximity and the town centre is a 5 minute drive away as is the M65 Motorway Network offering easy access to Burnley, Preston, Manchester and beyond.

This is one not to be missed, early viewing is advised. Council Tax Band C. FREEHOLD.







Lancashire

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GROUND FLOOR

On the ground floor you will find:

ENTRANCE HALLWAY

With uPVC front door, central heating radiator and access to downstairs w.c.

LIVING ROOM 15'8" x 15'1" (4.80m x 4.61m)

A spacious family sized living room boasting contemporary feature fireplace with electric fire and limestone hearth, television point, 1x central heating radiator, space for settees, uPVC window to front elevation and open balustrade staircase leading to first floor landing.

KITCHEN 15'3" x 12'0" (4.65m x 3.68m)

A superb modern kitchen offering a range of fitted wall and base units, contrasting worktops, recessed LED lighting, wood effect flooring, mosaic effect tiled splash-back, inset stainless steel sink with chrome mixer tap, integrated fridge freezer, plumbing for washing machine, gas Rayburn XT cooker, extractor hood, wine cooler, space for table and chairs, recessed LED spotlights, door to storage cupboard, 1x central heating radiator, uPVC window to rear elevation and uPVC french doors leading to garden.

DOWNSTAIRS W.C

A useful downstairs w.c having wood effect flooring, pedestal sink with chrome mixer tap, push button w.c, Primeline air extraction fan, recessed LED spotlights, 1x central heating radiator and frosted uPVC double glazed window to the front elevation.

FIRST FLOOR LANDING

With central heating radiator and access to loft space.

BEDROOM ONE 11'11" x 9'10" (3.65m x 3.02m)

A bedroom of double proportions having fitted wardrobes, 1x central heating radiator , door to en-suite shower room and uPVC double glazed window to the rear elevation.

ENSUITE

A 3 piece en-suite shower room comprising of: tiled flooring, part tiled walls, push button w.c, pedestal sink with chrome mixer tap, corner shower cubicle, Primeline air extraction fan, heated chrome towel rack, recessed LED spotlights and frosted uPVC double glazed window to the front elevation.

BEDROOM TWO 11'3" x 8'5" (3.44m x 2.57m)

A room of double proportions with space for wardrobes and drawers, 1x central heating radiator and uPVC double glazed window to rear elevation.

BEDROOM THREE 7'8" x 6'5" (2.35m x 1.96m)

A well proportioned third bedroom or ideal home office with 1x central heating radiator and uPVC double glazed window to the rear elevation.

BATHROOM

A contemporary three piece house bathroom with tiled flooring, part tiled walls, panelled bathtub with glass shower screen and shower head above, push button w.c, pedestal sink with chrome mixer tap, Primeline air extraction fan, recessed LED spotlights, heated chrome towel rack and a frosted uPVC double glazed window to the side elevation.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/walton-place>

EXTERNALLY

Externally to the front of the property is a block paved driveway providing off road parking. To the rear of the property is a well kept private split level garden with a flagged patio perfect for

sitting out in the summer months and a lawned area with mature trees and shrubs.

PROPERTY DETAILS

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

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OUTSIDE

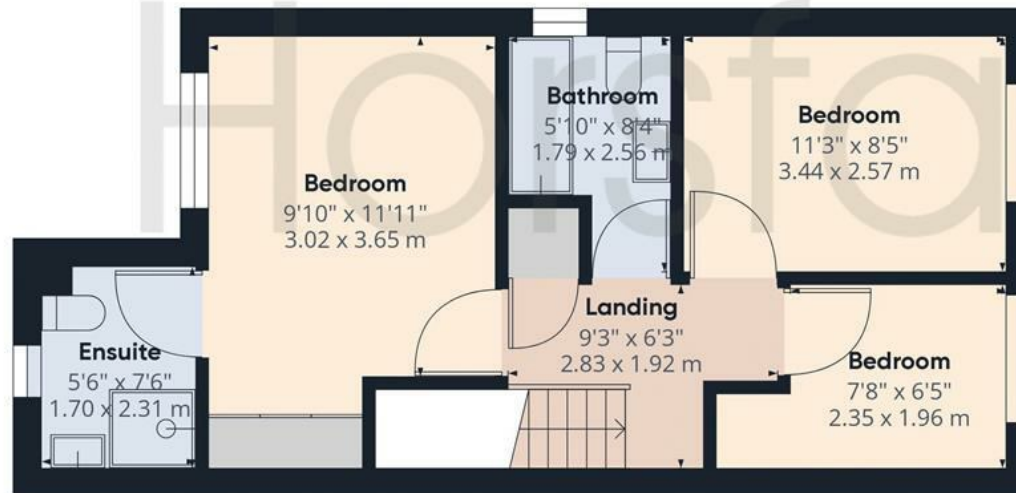
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Ground Floor

Approximate total area¹⁾
890.29 ft²
82.71 m²



Floor 1

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.





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