







Hilton &  
Horsfall



BB9 8BG

## Walton Lane, Nelson

### Offers In The Region Of £209,950

This charming three bedroomed property at Walton Lane, Nelson promises exclusivity, comfort and prime location in equal measures. The property boasts easy access to a range of local amenities, ensuring you stay ensconced in conveniences. Just a short distance away, you'll find the popular Pendle Wavelengths swimming pool, ideal for leisurely swimming sessions or fitness-focused dips, while education requirements are fulfilled by the proximity to the well-regarded Pendle Vale College. If you enjoy relaxed outdoor settings, Marsden Park, with its scenic greens and dedicated recreational spaces, is also within the immediate vicinity. This property offers a unique combination of a tranquil location with ready access to local hotspots and offers the perfect opportunity for people seeking a harmonious balance between work, learning, and leisure.

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Horsfall

**RIBBLE VALLEY**  
20 WELLGATE  
CLITHEROE  
LANCASHIRE. BB7 2DP  
T: 01200 435667

**BURNLEY & PENDLE**  
75 GISBURN ROAD  
BARROWFORD  
LANCASHIRE. BB9 6DX  
T: 01282 560024













## Lancashire

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### GROUND FLOOR

On the ground floor you will find:

#### ENTRANCE HALL

A welcoming entrance hallway with wood effect flooring, ceiling coving, open balustrade staircase to the first floor / landing, 1x central heating radiator and uPVC double glazed window to the side elevation.

#### LIVING ROOM 14'3" x 11'6" (4.355m x 3.527m )

A family sized living room having space for settees, television point, ceiling coving, wall feature fireplace, door leading through to the dining room, 1x central heating radiator and uPVC double glazed window to the front elevation.

#### KITCHEN 12'7" x 7'9" (3.849m x 2.371m )

Offering a range of fitted wall and base units with contrasting worktops over, tiled splash back, wood effect flooring, inset sink with chrome mixer tap, space for a freestanding fridge / freezer, space for oven / grill, under stairs storage cupboard, open archway to the dining room and uPVC double glazed window to the rear elevation.

#### DINING ROOM 10'5" x 8'7" (3.182m x 2.637m )

Having wood effect flooring, breakfast bar with space for

barstools, door to living room, ceiling coving, television point, 1x central heating radiator and uPVC double glazed patio doors leading out to the rear garden.

### FIRST FLOOR / LANDING

On the first floor / landing you will find:

#### BEDROOM ONE 14'4" x 10'0" (4.372m x 3.051m )

A bedroom of double proportions with fitted wardrobes, ceiling coving, dado rail, 1x central heating radiator and uPVC double glazed window to the front elevation.

#### BEDROOM TWO 10'10" x 8'10" (3.318m x 2.716m )

Another bedroom of double proportions with door to storage space housing Worcester boiler, ceiling coving, dado rail, x central heating radiator and uPVC double glazed window to the rear elevation.

#### BEDROOM THREE 9'6" x 8'6" (2.896m x 2.593m )

Another well proportioned bedroom with space for wardrobes and drawers, ceiling coving, dado rail, 1x central heating radiator and uPVC double glazed window to the front elevation.

### BATHROOM

A modern three piece bathroom suite comprising of: fully tiled flooring and walls, push button w.c, pedestal sink with chrome mixer tap, heated chrome towel rack, ceiling coving, panelled bathtub with shower attachment over and glass shower screen, recessed LED spotlights and a frosted uPVC double glazed window to the rear elevation.

### ADDITIONAL INFORMATION

A loft hatch with retractable ladder and fully boarded, ideal for storage purposes.

### EXTERNALLY

Externally to the front elevation you will find an extensive paved driveway offering ample space for off road parking, and a lawned area with mature shrubs. Externally to the rear elevation there is a laid lawn and mature shrubs, decked patio area with space for garden furniture and a bar area. Perfect for use during the Spring / Summer months.

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## OUTSIDE

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## Hilton & Horsfall

75 Gisburn Road  
Barrowford  
Lancashire  
BB9 6DX

[w. hilton-horsfall.co.uk](http://w.hilton-horsfall.co.uk)  
[t. 01282 560024](tel:01282560024)

20 Wellgate  
Clitheroe  
Lancashire  
BB7 2DP

[w. hilton-horsfall.co.uk](http://w.hilton-horsfall.co.uk)  
[t. 01200 435667](tel:01200435667)