



Hilton &
Horsfall

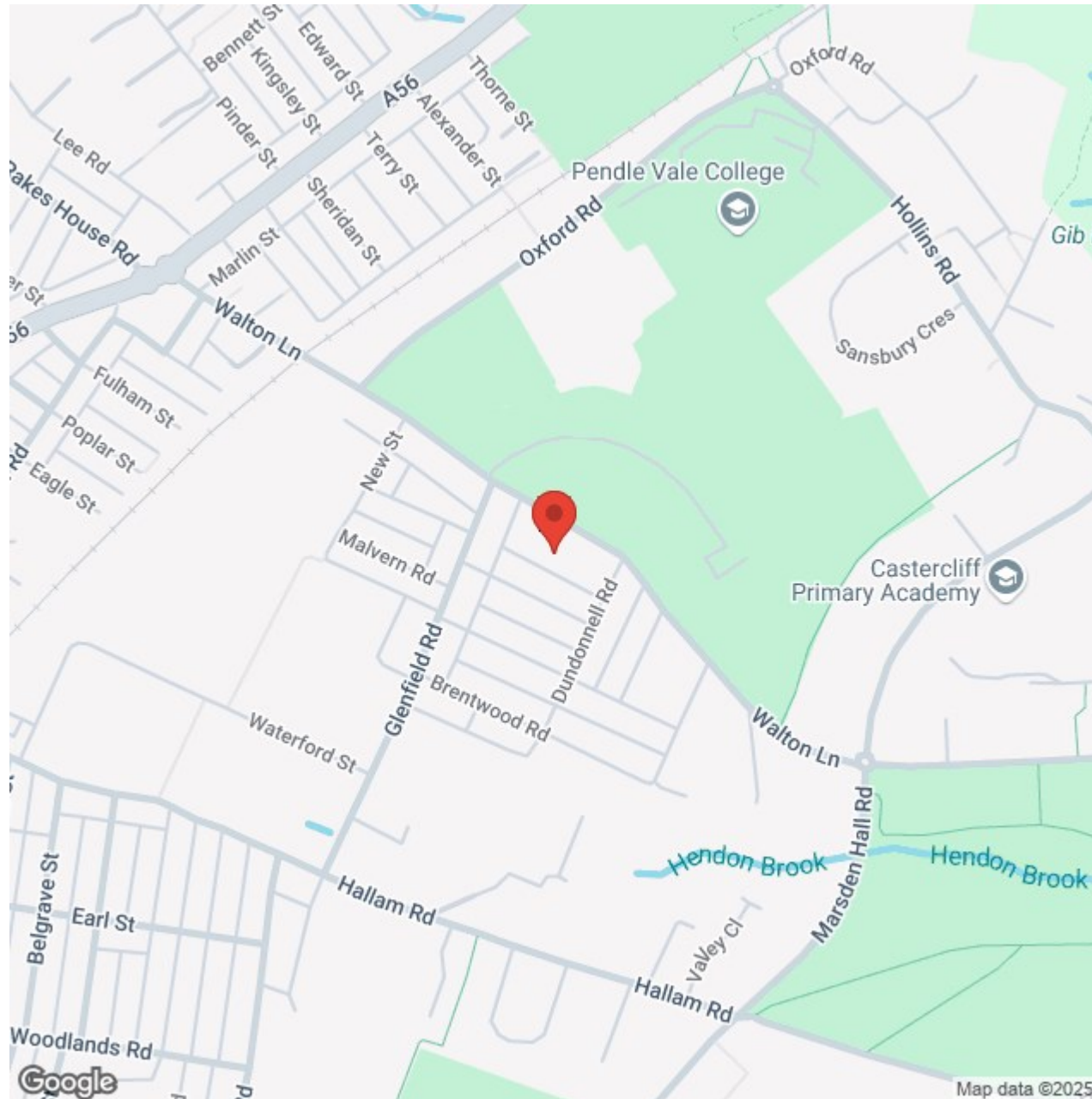
BB9 8HU

Walton Lane, Nelson

Offers In The Region Of £161,000

This modern three bedroomed mid terraced dwelling is located on the outskirts of Nelson town. 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, the town centre is a five minute drive away, as is the M65 Motorway Network offering easy access to Burnley, Preston, Manchester and beyond. Briefly comprising of: a family sized living room, large lounge and a modern fitted dining kitchen with access to the utility room. On the first floor you will find three well proportioned bedrooms and a three piece bathroom suite. Externally to the front is a beautiful front garden with lawned area and patio path leading to the front door. To the rear is a small but well kept enclosed yard. This property would be perfect for first time buyers or a small family. Leasehold. Council Tax Band 'B'. Early viewings are advised.







Lancashire

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ENTRANCE

With a uPVC double glazed door leading to:

LIVING ROOM 14'10" x 12'3" (4.532 x 3.734)

A family sized living room with a gas fire, television point, coving, 1x radiator and uPVC double glazed bay window.

LOUNGE 14'10" x 15'8" (4.546 x 4.790)

A large lounge with a gas fire, television point, 1x radiator, under stairs storage and a uPVC double glazed window.

DINING KITCHEN 22'2" x 6'11" (6.774 x 2.126)

A modern dining kitchen with a range of wall and base units and contrasting work tops over. Having built in appliances such as an oven, fridge freezer and a five ring gas hob with extractor hood over. The dining kitchen also boasts a matte black sink with chrome hot and cold tap, LED spotlights, 1x radiator, space for a

good sized dining table, 2x uPVC double glazed windows to the side elevation and a uPVC double glazed door leading to the rear yard.

UTILITY ROOM

A useful utility room with plumbing for a washing machine and dryer, wood effect flooring, storage units and a uPVC double glazed window to the side elevation.

LANDING

BEDROOM ONE 14'10" x 10'9" (4.535 x 3.300)

A good sized double bedroom with ample space for bedroom furniture, built in storage, 1x radiator and a uPVC double glazed window to the front elevation.

BEDROOM TWO 11'10" x 7'5" (3.608 x 2.27)

Another bedroom of double proportion with fitted wardrobes, 1x radiator and a uPVC double glazed window to the rear elevation.

BEDROOM THREE 7'8" x 8'5" (2.354 x 2.590)

A good sized single bedroom with 1x radiator, skylight and storage.

BATHROOM 8'5" x 5'6" (2.569 x 1.690)

A modern three piece suite with a shower cubical, pedestal sink with chrome mixer tap, push button w.c., heated towel rail in chrome and a uPVC frosted double glazed window to the front elevation.

EXTERNALLY

Externally to the front is a beautiful front garden with lawned area and patio path leading to the front door. To the rear is a small but well kept enclosed yard.

PUBLISHING

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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

Externally to the front is a beautiful front garden with lawned area and patio path leading to the front door. To the rear is a small but well kept enclosed yard.









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