







Hilton &  
Horsfall



BB9 8HT

## Walton Lane, Nelson

### Offers In The Region Of £125,000

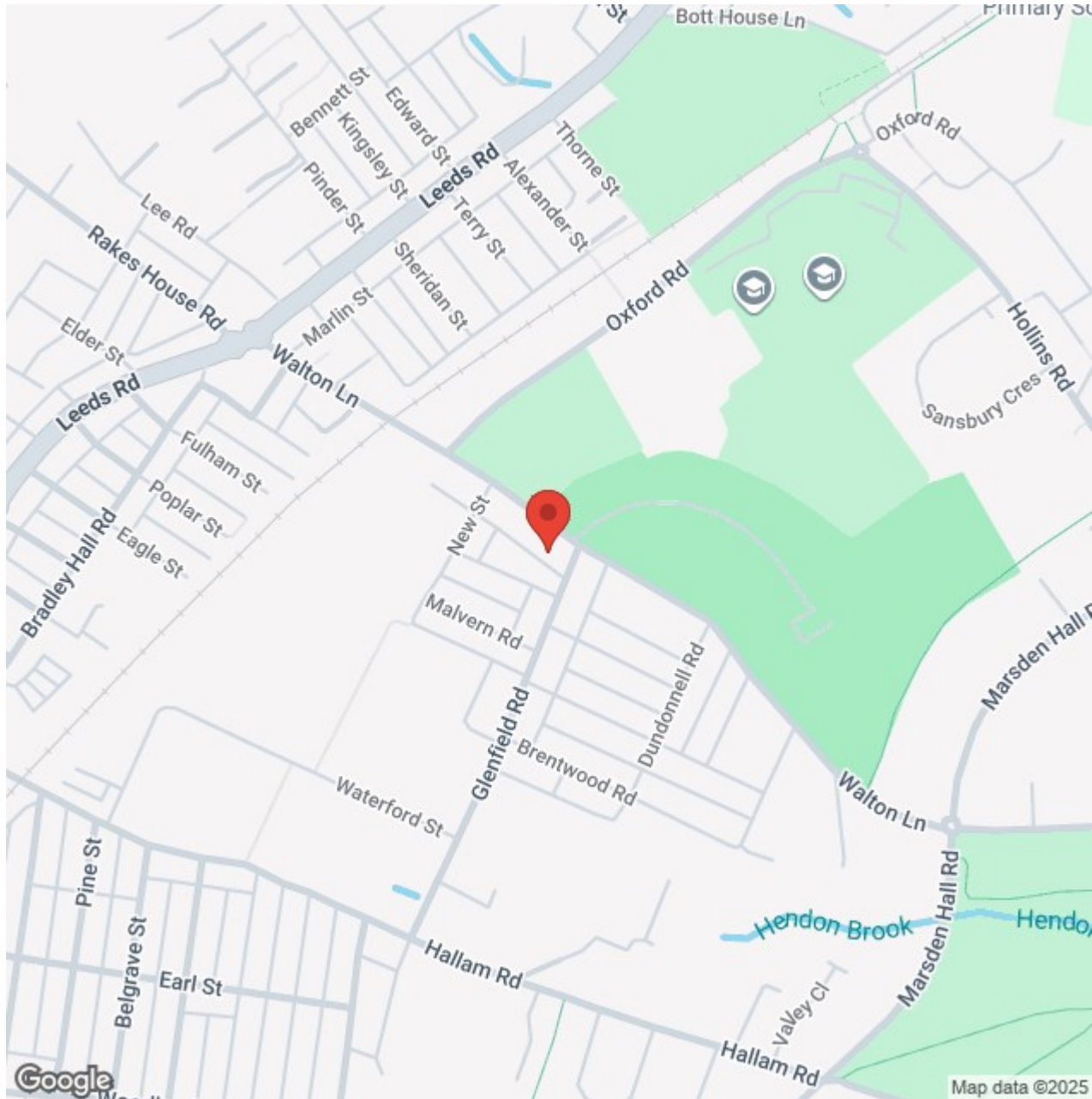
- Bay-fronted mid-terrace property
- Two bedrooms plus additional occasional room
- Two reception rooms
- Fitted kitchen with access to rear yard
- Enclosed rear yard
- Offered for sale with no onward chain

A bay-fronted mid-terrace property offered for sale with no onward chain, located in a convenient and well-regarded position in Nelson. The accommodation is arranged over two floors and briefly comprises an inviting front sitting room, a spacious rear living room with under-stairs storage, and a fitted kitchen with direct access to the rear yard. To the first floor are two well-proportioned bedrooms, a useful additional occasional room (not classed as a bedroom), and a three-piece bathroom. Externally, the property benefits from an enclosed rear yard. An ideal purchase for first-time buyers, downsizers or investors alike.















## Lancashire

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### GROUND FLOOR

#### ENTRANCE VESTIBULE

#### HALLWAY

#### SITTING ROOM 10'10" x 11'11" (3.32m x 3.64m)

A spacious bay-fronted sitting room positioned to the front elevation, enjoying excellent natural light. The room features decorative coving, a traditional fireplace with ornate surround and hearth, and provides ample space for both seating and a dining table if desired. A pleasant, welcoming room that works well as a formal sitting or dining area.

#### LIVING ROOM 13'6" x 14'7" (4.14m x 4.46m)

A generously sized living room positioned to the rear of the property, offering a comfortable and versatile space for everyday living. The room features a fireplace with surround, ample space for seating furniture, and benefits from access to useful under-stairs storage. A door leads through to the kitchen, creating a practical layout for day-to-day living.

#### KITCHEN 8'0" x 9'8" (2.45m x 2.97m)

A fitted kitchen positioned to the rear of the property, comprising a range of wall and base units with complementary work surfaces and tiled splashbacks. The kitchen incorporates an integrated oven, gas hob with extractor over, and space for additional appliances. A door provides direct access to the rear yard, making this a practical and functional space for everyday use.

### FIRST FLOOR / LANDING

#### BEDROOM ONE 13'3" x 11'1" (4.06m x 3.39m)

A generous double bedroom positioned to the front of the property, benefitting from a large window allowing in plenty of natural light. The room offers ample space for bedroom furniture and provides a comfortable, well-proportioned main bedroom.

#### BEDROOM TWO 9'0" x 9'2" (2.75m x 2.81m)

A further well-proportioned bedroom located to the rear of the property, enjoying natural light via a rear-facing window. The room offers space for bedroom furniture and would suit use as a second bedroom, guest room or home office.

#### OCCASIONAL ROOM 8'4" x 7'10" (2.55m x 2.41m)

A useful additional room located on the first floor, currently used as a bedroom but not classed as a bedroom for marketing purposes. The room offers flexibility and would be well suited for use as a home office, dressing room, nursery or hobby room, depending on individual requirements.

#### BATHROOM 4'11" x 8'3" (1.51m x 2.54m)

A three-piece bathroom comprising a panelled bath with shower over, pedestal wash basin and low-level WC. The room is fully tiled and benefits from a window providing natural light and ventilation.

### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/walton-lane-nelson>

### LOCATION

Walton Lane is a popular and convenient residential location within Nelson, offering easy access to a range of local amenities, schools and transport links. Nelson town centre is close by, providing a variety of shops, cafés and services, while regular bus routes and nearby road networks allow for straightforward commuting to surrounding towns including Colne, Burnley and beyond.

### PUBLISHING

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## OUTSIDE

To the rear of the property is an enclosed, low-maintenance yard providing a private outdoor space. The yard includes a useful outbuilding for storage and gated access to the rear, making it practical for everyday use, bin storage and general storage needs.





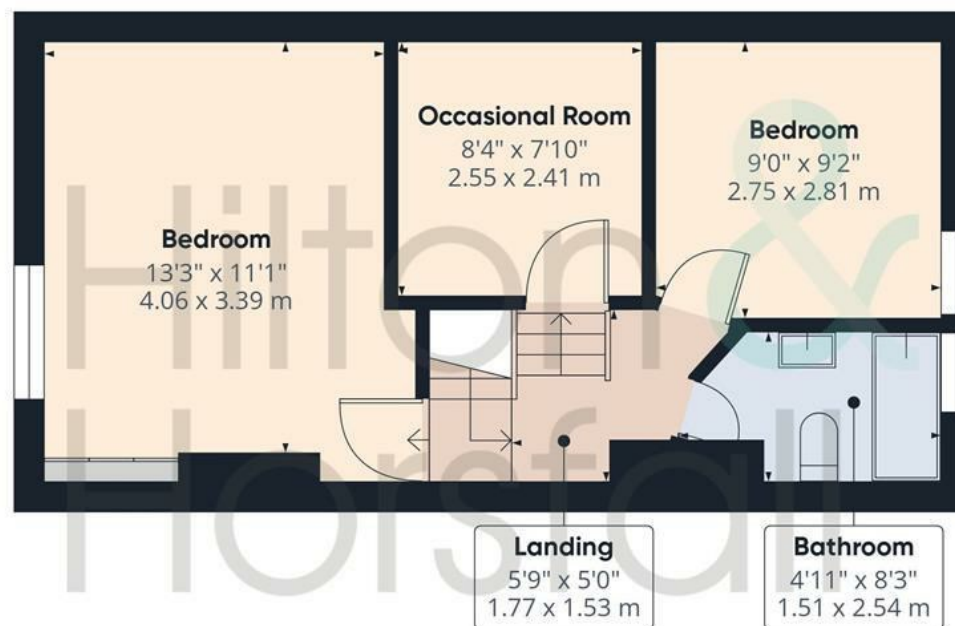


Ground Floor

Approximate total area<sup>(1)</sup>

876 ft<sup>2</sup>

81.3 m<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





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