





Hilton &  
Horsfall

BB9 8BH

## Walton Lane, Nelson

### Offers In The Region Of £214,950

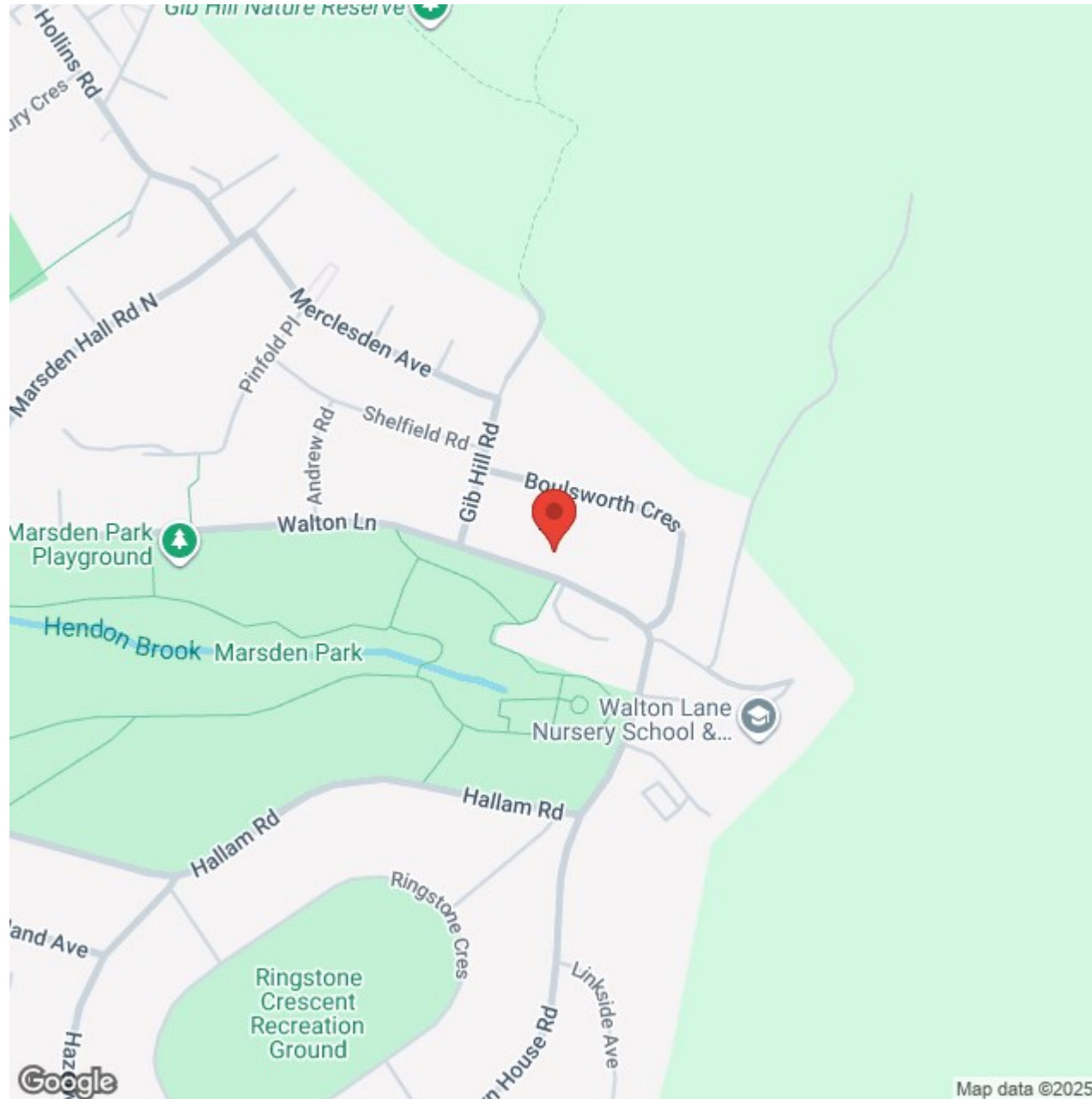
- Detached Family Home • Living Room • Dining Room • Three Bedrooms • Driveway & Garage • Garden

Welcome to this charming property located on Walton Lane in Nelson! This delightful detached house boasts a lovely semi-detached design with a spacious interior that includes three cosy bedrooms which is ideal for a growing family. As you step inside, you'll be greeted by two inviting reception rooms that offer plenty of flexibility for entertaining guests or simply relaxing with your loved ones and a tow piece ground floor w.c. The well-maintained bathroom ensures convenience for all residents. One of the highlights of this property is the garage, providing ample space for parking or storage. Additionally, the rear garden offers a tranquil outdoor retreat. Situated conveniently close by to local amenities, network links and good schools. Early viewing is advised to avoid disappointment.















## Lancashire

Welcome to this charming property located on Walton Lane in Nelson! This delightful detached house boasts a lovely semi-detached design with a spacious interior that includes three cosy bedrooms which is ideal for a growing family. As you step inside, you'll be greeted by two inviting reception rooms that offer plenty of flexibility for entertaining guests or simply relaxing with your loved ones and a tow piece ground floor w.c. The well-maintained bathroom ensures convenience for all residents. One of the highlights of this property is the garage, providing ample space for parking or storage. Additionally, the rear garden offers a tranquil outdoor retreat. Situated conveniently close by to local amenities, network links and good schools. Early viewing is advised to avoid disappointment.

### GROUND FLOOR

On the ground floor you will find:

#### KITCHEN 10'2" x 9'7" (3.114m x 2.936m )

Offering a range of fitted wall and base units with contrasting worktops, tiled splash back, inset sink with chrome mixer tap, New Home oven / grill with 4 ring gas hob and chrome extractor hood above, integrated 60/40 fridge / freezer, Bush dishwasher, ceiling coving, 1x central heating radiator, breakfast serving hatch and uPVC double glazed window to the rear elevation.

#### DINING ROOM 20'8" x 14'3" (6.317m x 4.364m )

Having wood effect flooring, space for a dining table and chairs, dado rail, 1x central heating radiator, 1x wall light, staircase to the first floor / landing, uPVC double glazed window to the side elevation and uPVC door to the front elevation.

#### LIVING ROOM 17'0" x 12'7" (5.197m x 3.844m )

A family sized living room with with space for settees, television point, ceiling coving, stone feature fireplace with log burner set within, 1x central heating radiator and uPVC double glazed window to the rear elevation.

### FIRST FLOOR / LANDING

On the first floor / landing you will find:

#### BEDROOM ONE 15'4" x 9'9" (4.682m x 2.979m)

A bedroom of double proportions having space for a wardrobe and drawers, 1x central heating radiator, television point, ceiling coving and uPVC double glazed window to the front elevation.

#### BEDROOM TWO 15'2" x 9'9" (4.632m x 2.972m )

Another bedroom of double proportions with space for wardrobes and drawers, ceiling coving, 1x central heating radiator and uPVC double glazed window to the rear elevation.

#### BEDROOM THREE 12'3" x 7'0" (3.734m x 2.150m )

Yet again a bedroom of double proportions having space for wardrobes and drawers, ceiling coving, 1x central heating radiator and uPVC double glazed window to the front elevation.

### BATHROOM

A contemporary three piece bathroom suite comprising of: a panelled bathtub with chrome mixer tap, shower over and glass shower screen, part tiled walls, push button w.c, pedestal sink with chrome mixer tap, 1x central heating radiator, loft hatch and uPVC double glazed frosted window to the rear elevation.

### EXTERNALLY

Externally to the front elevation you will find a tarmac driveway leading up to the garage. To the rear elevation there is an enclosed garden with a laid lawn, mature shrubs and flowerbeds and a flagged patio area with space for garden furniture.

### GARAGE

Located at the foot of the driveway and providing ample space for additional storage.

### 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.

### PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. [www.hilton-horsfall.co.uk](http://www.hilton-horsfall.co.uk)





Hilton &  
Horsfall



BB9 8BH

## OUTSIDE

Externally to the front elevation you will find a tarmac driveway leading up to the garage. To the rear elevation there is an enclosed garden with a laid lawn, mature shrubs and flowerbeds and a flagged patio area with space for garden furniture.















Hilton &  
Horsfall

h Road

20 Wellgate  
Clitheroe  
Lancashire  
BB7 2DP

rsfall.co.uk  
01282 60024

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