Hilton & Horsfall


Hilton &
Horsfall

BB9 8DQ

# Walton Place, Nelson

## Offers In The Region Of £195,000

• Three Bedroom Semi-Detached Home • Pleasant Cul-De-Sac Position • Impressive Open-Plan Living, Dining & Kitchen Space • Principal Bedroom with En-Suite Shower Room • Ground Floor WC & Family Bathroom • Enclosed Rear Garden with Patio, Lawn & Raised Deck • Driveway Providing Off-Road Parking

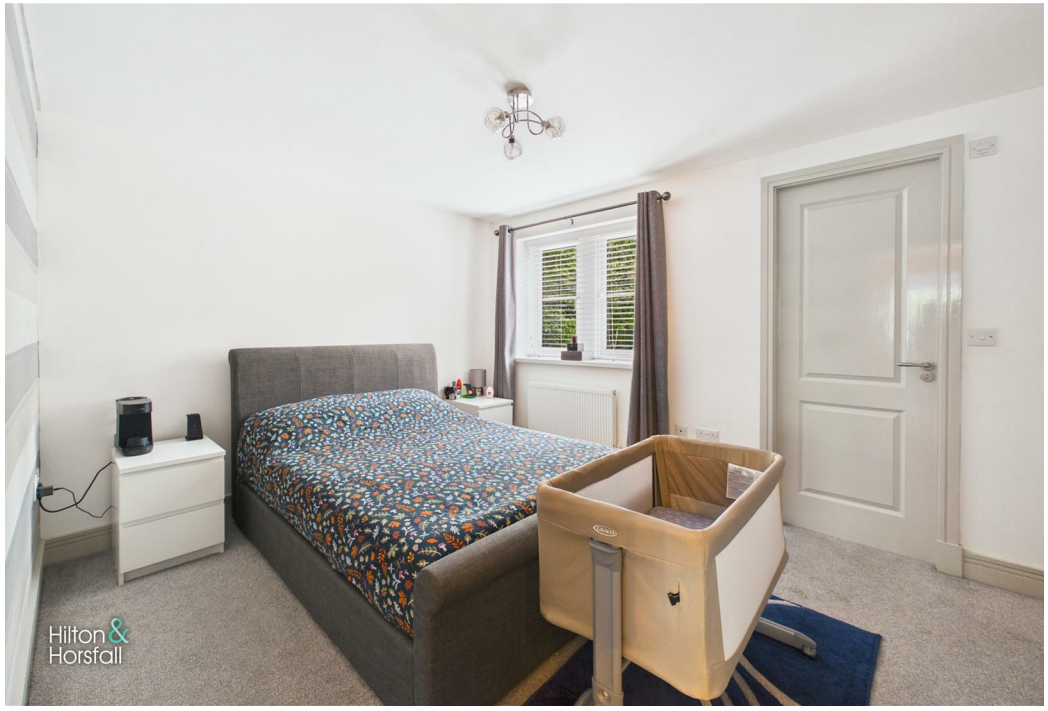
A beautifully presented three-bedroom semi-detached home occupying a pleasant cul-de-sac position on Walton Place in Nelson. Offering bright, well-planned accommodation across two floors, the property is particularly well suited to modern family living. An entrance hallway leads to a useful ground floor WC before opening into the impressive living room, dining area and kitchen, a generous open-plan space extending across the full depth of the home. The living area provides ample room for relaxing and features a contemporary media wall with inset fire, while the open staircase creates an attractive focal point. To the rear, the dining area sits alongside a well-equipped kitchen with a comprehensive range of white units, integrated oven and hob, and space for further appliances. Glazed doors provide a direct connection with the rear garden and allow plenty of natural light into this sociable living space. To the first floor are three bedrooms and a well-presented family bathroom. The principal bedroom is particularly generous and benefits from its own private en-suite shower room, while the remaining bedrooms provide flexible accommodation for family, guests, a nursery or home working. Externally, the property enjoys driveway parking and a lawned frontage, together with an enclosed rear garden incorporating a paved seating area, lawn and raised deck, creating a practical outdoor space for relaxing and entertaining. Combining a cul-de-sac setting, versatile accommodation and attractive outdoor space, this appealing freehold home is an excellent opportunity for a variety of purchasers.

Hilton & Horsfall

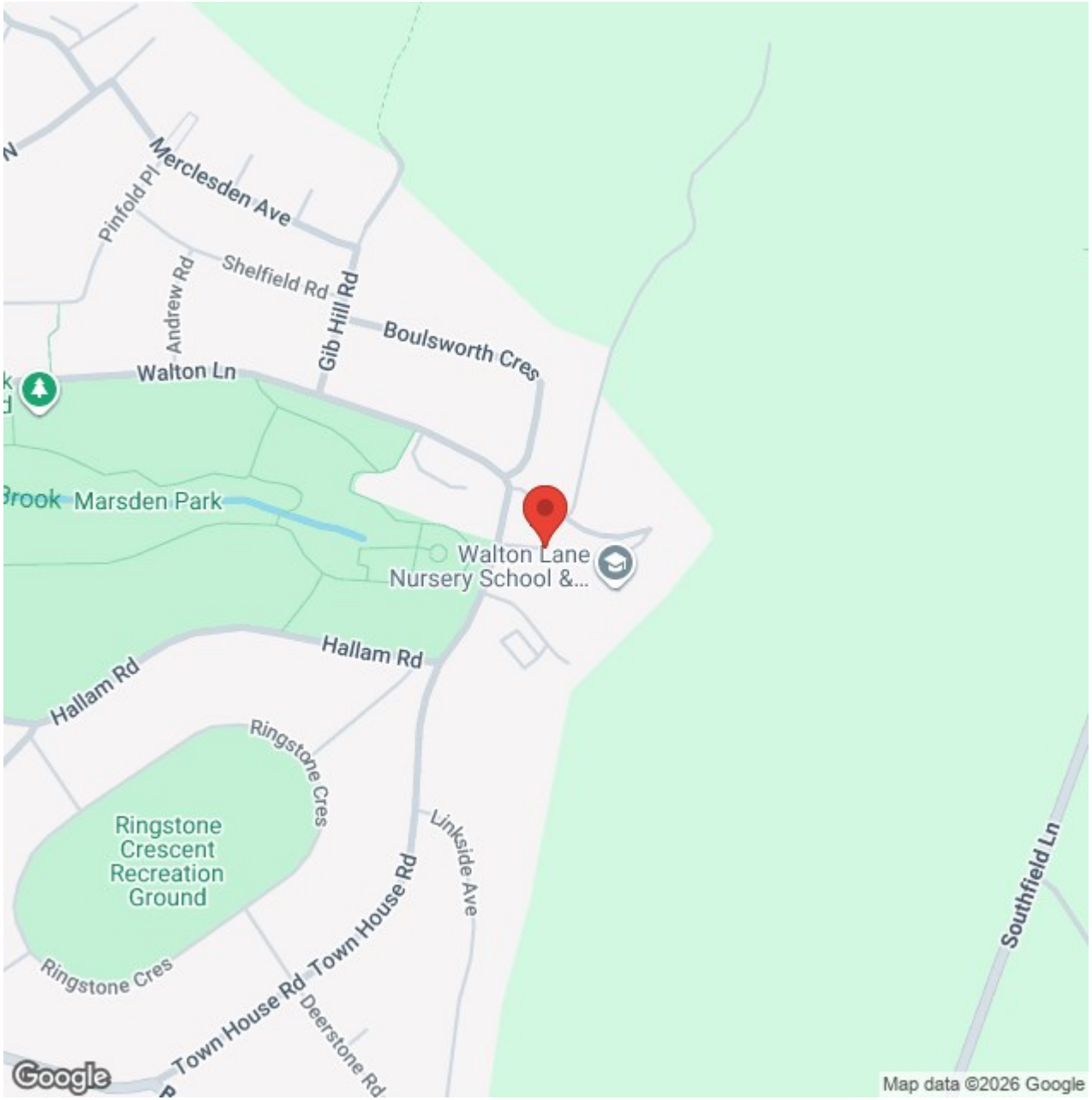
BURNLEY & PENDLE
75 GISBURN ROAD
BARROWFORD
LANCASHIRE. BB9 6DX
T: 01282 560024


Hilton &
Horsfall


Hilton &
Horsfall


Hilton &
Horsfall


Hilton &
Horsfall


Merclesden Ave
Pinfold Pl
Shelfield Rd
Andrew Rd
Gib Hill Rd
Boulsworth Cres
Walton Ln
Brook
Marsden Park
Walton Lane
Nursery School &...
Hallam Rd
Hallam Rd
Ringstone Cres
Ringstone
Crescent
Recreation
Ground
Linkside Ave
Town House Rd
Ringstone Cres
Town House Rd
Deerstone Rd
Southfield Ln
Google
Map data ©2026 Google


gery ©2026 Airbus, Infoterra Ltd & Bluesky, Maxar Technologies


Higherford
Colne
Barrowford
Trawden
Nelson
LITTLE MARSDEN
Southfield
Catlow
Brierfield
Queen Street
Mill Museum
THURSDEN
Google
Map data ©2026 Google


Hilton &
Horsfall


Hilton &
Horsfall


Hilton &
Horsfall


Hilton &
Horsfall

BB9 8DQ

# Lancashire

A beautifully presented three-bedroom semi-detached home occupying a pleasant cul-de-sac position on Walton Place in Nelson. Offering bright, well-planned accommodation across two floors, the property is particularly well suited to modern family living. An entrance hallway leads to a useful ground floor WC before opening into the impressive living room, dining area and kitchen, a generous open-plan space extending across the full depth of the home. The living area provides ample room for relaxing and features a contemporary media wall with inset fire, while the open staircase creates an attractive focal point. To the rear, the dining area sits alongside a well-equipped kitchen with a comprehensive range of white units, integrated oven and hob, and space for further appliances. Glazed doors provide a direct connection with the rear garden and allow plenty of natural light into this sociable living space. To the first floor are three bedrooms and a well-presented family bathroom. The principal bedroom is particularly generous and benefits from its own private en-suite shower room, while the remaining bedrooms provide flexible accommodation for family, guests, a nursery or home working. Externally, the property enjoys driveway parking and a lawned frontage, together with an enclosed rear garden incorporating a paved seating area, lawn and raised deck, creating a practical outdoor space for relaxing and entertaining. Combining a cul-de-sac setting, versatile accommodation and attractive outdoor space, this appealing freehold home is an excellent opportunity for a variety of purchasers.

## GROUND FLOOR

### ENTRANCE HALLWAY 7'4" x 4'4" (2.25m x 1.33m)
A bright and neatly presented entrance hallway with a glazed external door allowing natural light into the space. Finished with light décor and fitted carpet, the hallway provides access to the ground floor WC and through into the main open-plan living accommodation.

### GROUND FLOOR WC 7'3" x 2'11" (2.22m x 0.90m)
A neatly presented ground floor WC fitted with a low-level WC and pedestal wash hand basin. The room is finished with soft green décor, a striking botanical feature wall, wall-mounted mirror, radiator and a window providing natural light.

### LIVING ROOM / DINING KITCHEN 27'11" x 15'1" (8.52m x 4.62m)
A superb open-plan living, dining and kitchen space extending across the full depth of the property and offering clearly defined areas for relaxing, dining and cooking. The living area is generously proportioned and features a contemporary media wall with inset fire, while the open staircase rises directly from the room to the first floor. The kitchen is fitted with a comprehensive range of white wall and base units with contrasting work surfaces, inset sink, integrated oven and hob with extractor above, together with space for further appliances. The adjoining dining area provides ample room for a table and chairs, with glazed doors opening directly outside and helping to create a bright, sociable setting for everyday living and entertaining.

### FIRST FLOOR / LANDING
A first floor landing providing access to the three bedrooms, family bathroom and principal en-suite accommodation.

### BEDROOM ONE 10'0" x 15'1" (3.05m x 4.62m)
A generously proportioned principal bedroom with ample space for a double bed and additional bedroom furniture. The room is finished in light neutral tones with fitted carpet and benefits from a window providing good natural light, together with direct access to the private en-suite shower room.

### ENSUITE SHOWER ROOM 5'8" x 7'7" (1.75m x 2.32m)
A well-presented en-suite shower room fitted with a glazed shower enclosure, low-level WC and wash hand basin. The room is finished with contemporary tiling, recessed ceiling lighting and a frosted window providing natural light and privacy.

### BEDROOM TWO 11'3" x 8'5" (3.44m x 2.58m)
A well-proportioned second bedroom with space for a bed and additional freestanding furniture. The room is finished with fitted carpet and features a bold blue accent wall, while a window provides good natural light and a pleasant leafy outlook.

### BEDROOM THREE 7'7" x 6'5" (2.32m x 1.98m)
A neatly presented third bedroom, currently arranged as a nursery, with space for freestanding furniture. Finished in soft neutral tones with fitted carpet, the room benefits from a large window providing plenty of natural light and a pleasant leafy outlook.

### BATHROOM 5'10" x 8'3" (1.79m x 2.54m)
A bright and well-presented family bathroom fitted with a three-piece suite comprising a panelled bath with shower over and glazed screen, low-level WC and wash hand basin. Finished with contemporary tiling and practical flooring, the room also benefits from recessed ceiling lighting, a large wall-mounted mirror and a window providing natural light and privacy.

### 360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/waltonplacenelson

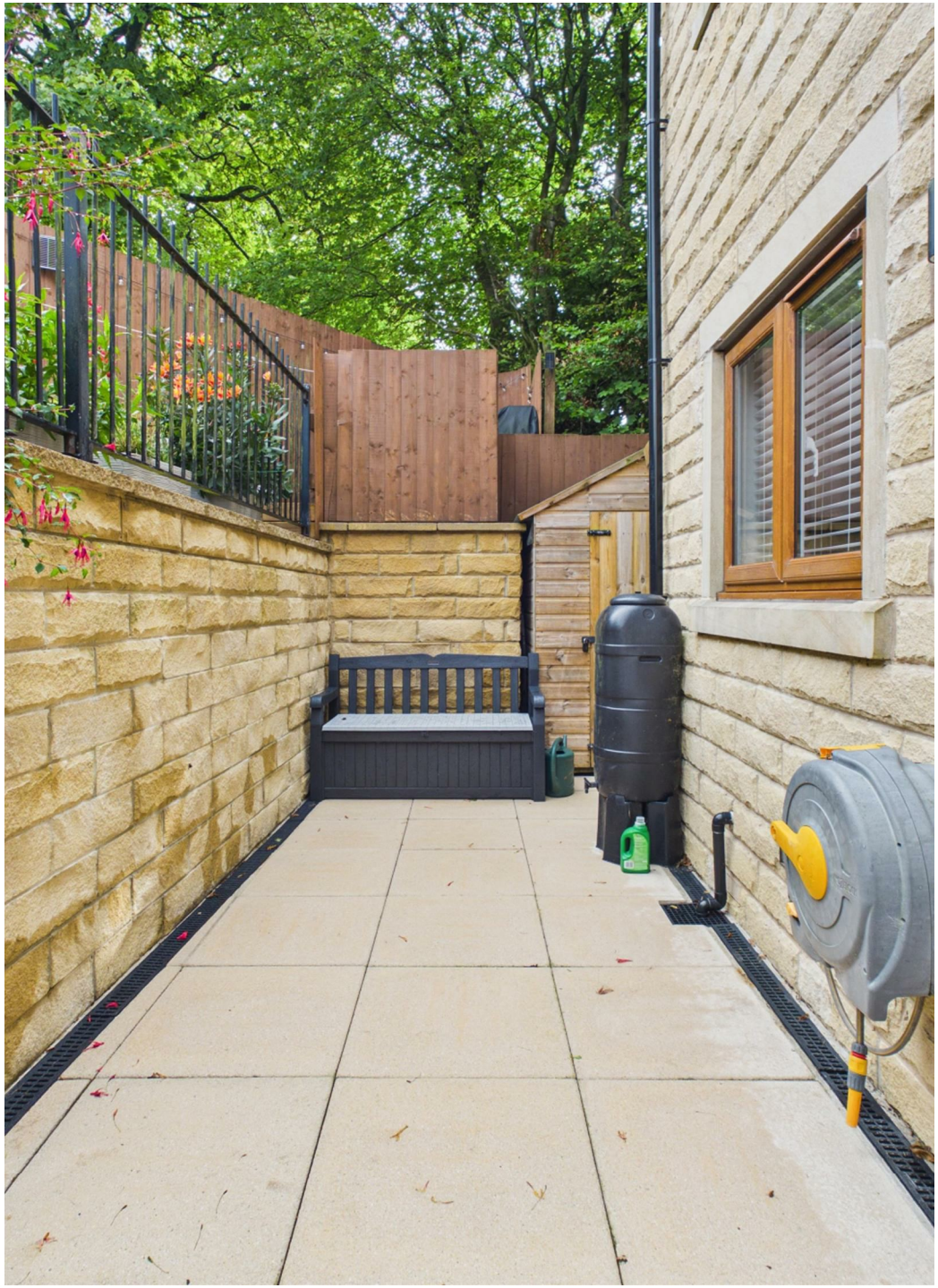
### LOCATION
Walton Place is situated within Nelson, providing convenient access to the town's range of shops, everyday amenities and leisure facilities. Nelson benefits from its own bus and rail interchange, with rail services connecting towards Colne and Preston, while the M65 provides useful road links towards Burnley, Blackburn and Preston. The wider Pendle area offers an abundance of open countryside and walking opportunities, with neighbouring Barrowford and the surrounding villages also readily accessible. This location offers a practical balance of residential living, local amenities and transport connections.

### PROPERTY PARTICULARS & VERIFICATION
These particulars are intended as a general guide to the property and do not constitute, nor form part of, any offer or contract. They have been prepared from information supplied by the vendor and from observations made during the course of marketing. Unless stated otherwise, they may be issued in draft form pending approval by the vendor. Hilton & Horsfall has not tested any services, systems, appliances, equipment or installations referred to in these particulars and gives no warranty as to their condition, safety or working order. Measurements are approximate and may have been taken electronically; they should not be relied upon for the ordering or placement of furnishings, floor coverings or for any other purpose requiring precise dimensions. Floorplans are provided for layout and identification purposes only and should not be treated as being to scale unless expressly stated. These particulars should be read together with any material information supplied for the property. Prospective purchasers should satisfy themselves, by inspection, survey, legal enquiries and such other investigations as they consider appropriate, as to any matter material to their decision, including the property's condition, tenure, boundaries, rights, restrictions, services, planning or Building Regulations approvals and specification. Items shown in photographs, floorplans or described in the particulars should not be assumed to be included in the sale unless confirmed in writing. Nothing in these particulars is intended to exclude or limit any liability that cannot lawfully be excluded or limited.

### DIGITAL IMAGERY, CGI & AI
Certain images used in these particulars or in associated marketing may have been digitally enhanced, edited, decluttered, virtually staged, or created in whole or in part using computer-generated imagery or artificial intelligence. Alterations may include the removal or addition of movable items, personal possessions, vehicles, furniture, furnishings or decorative items, together with illustrative representations of landscaping, surfacing, finishes or proposed works. Such images are provided for illustrative and marketing purposes only and may not be an exact representation of the property's current or finished appearance. Colours, materials, proportions, landscaping, finishes, specification and other details may vary. Any item, finish or feature shown digitally should not be assumed to exist at the property or to be included in the sale unless specifically confirmed in writing. Prospective purchasers should inspect the property and satisfy themselves as to its actual layout, dimensions, condition, specification, boundaries, fixtures, finishes and appearance, and should rely on their own enquiries, survey, legal documentation and any agreed specification or contract documentation before proceeding.

### COPYRIGHT & PERMITTED USE
Unless otherwise stated, photographs, floorplans, video, computer-generated imagery, AI-generated imagery, written particulars and other marketing material produced or commissioned by Hilton & Horsfall are protected by copyright and other applicable intellectual property rights. Material may be downloaded, stored or printed for personal, non-commercial use in connection with considering the property. Except where permitted by law, it must not be republished, reproduced, redistributed, altered, sold, licensed, uploaded to another website or online service, or otherwise made available to any third party without the prior written consent of Hilton & Horsfall or the relevant rights holder. Any permitted reproduction must retain any copyright notice or attribution appearing on the original material. www.hilton-horsfall.co.uk

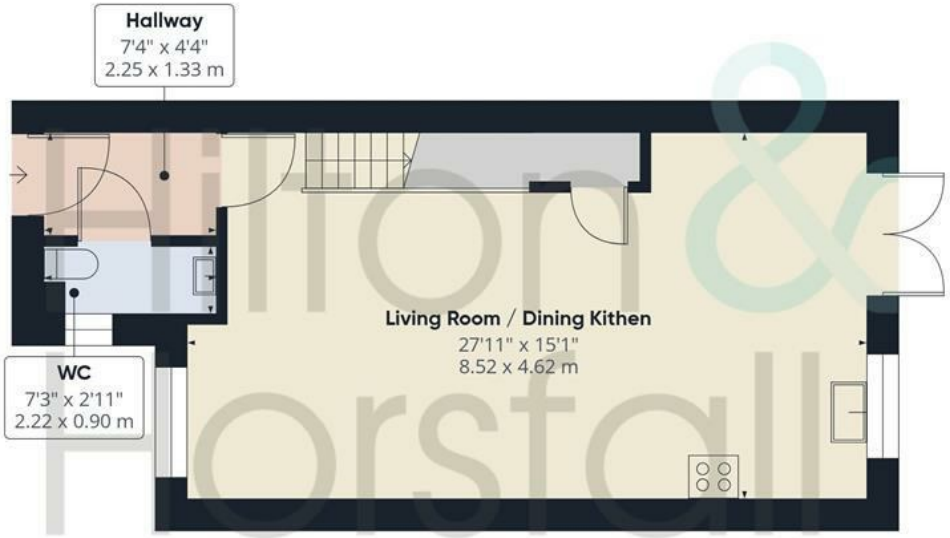

Hilton &
Horsfall



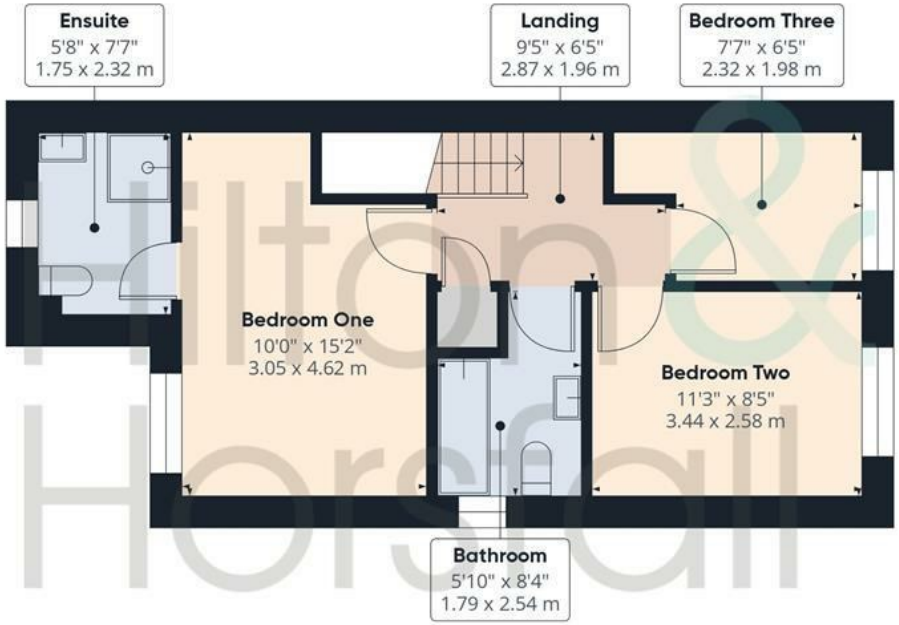
BB9 8DQ

## OUTSIDE

Externally, the property enjoys an attractive lawned frontage together with a driveway providing off-road parking. To the rear is an enclosed garden offering a good balance of practical and recreational outdoor space, with a paved seating area adjoining the property, a lawn and a raised deck providing an additional area for outdoor seating and entertaining. Established planting adds interest around the garden, while gated access connects the front and rear.




Ground Floor




Floor 1




Hilton & Horsfall

**Approximate total area**(1)

898 ft²

83.5 m²

(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.


Hilton &
Horsfall




Hilton & Horsfall

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. 01282 560024