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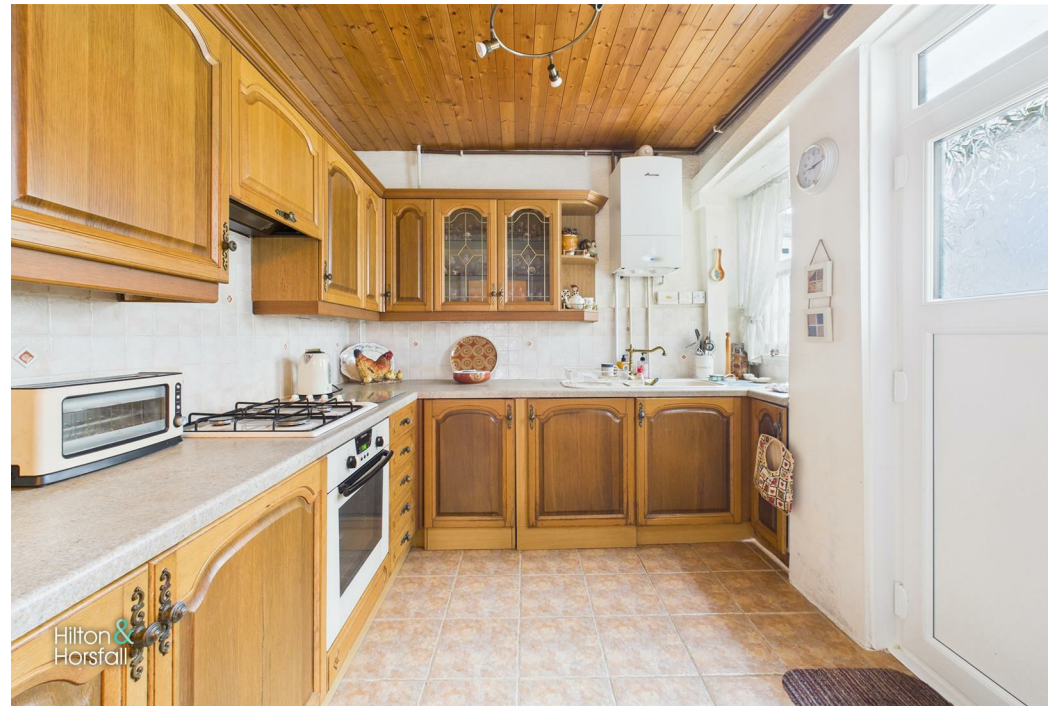
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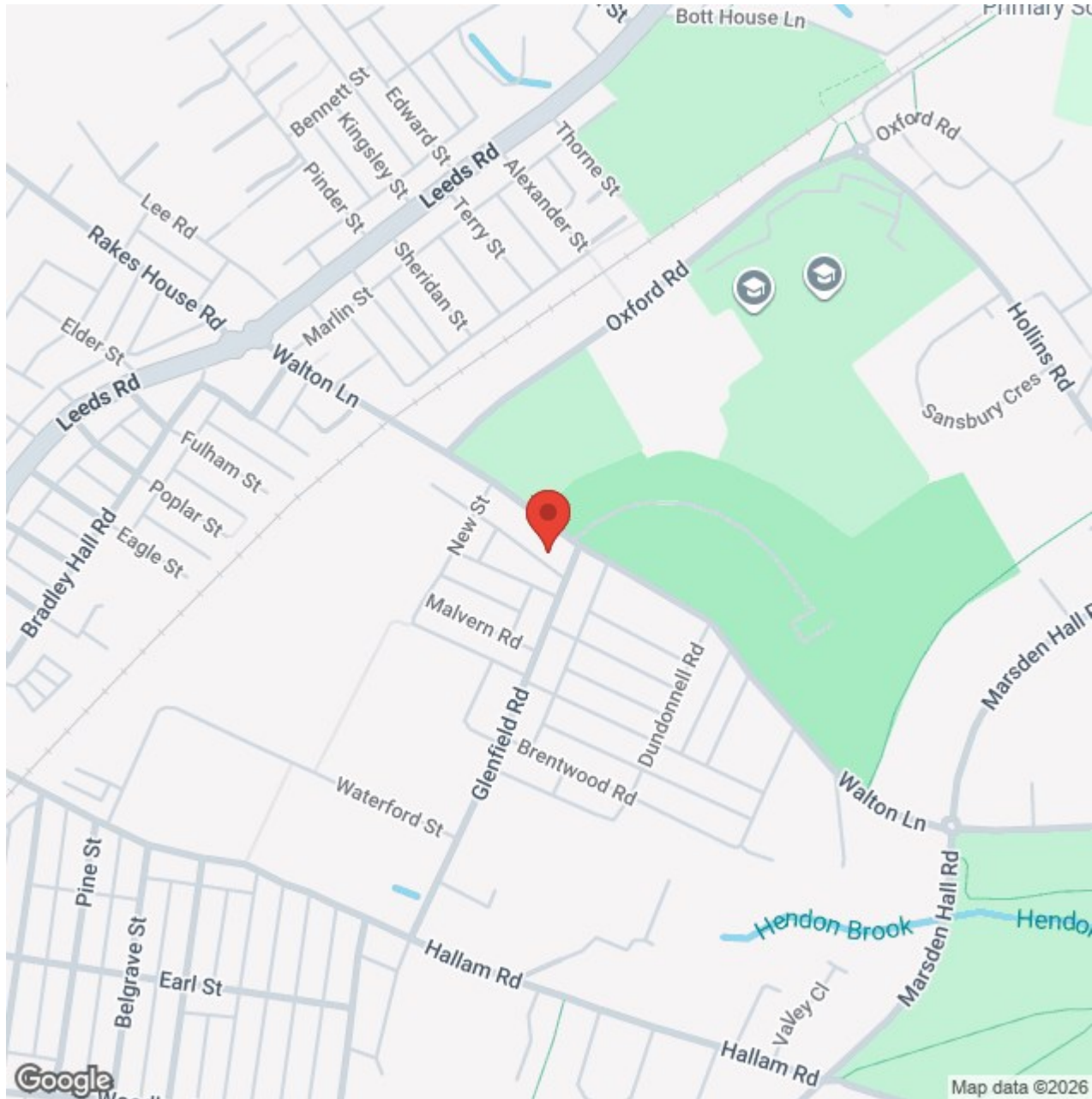
## Walton Lane, Nelson

### 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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### PROPERTY DETAIL

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

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.



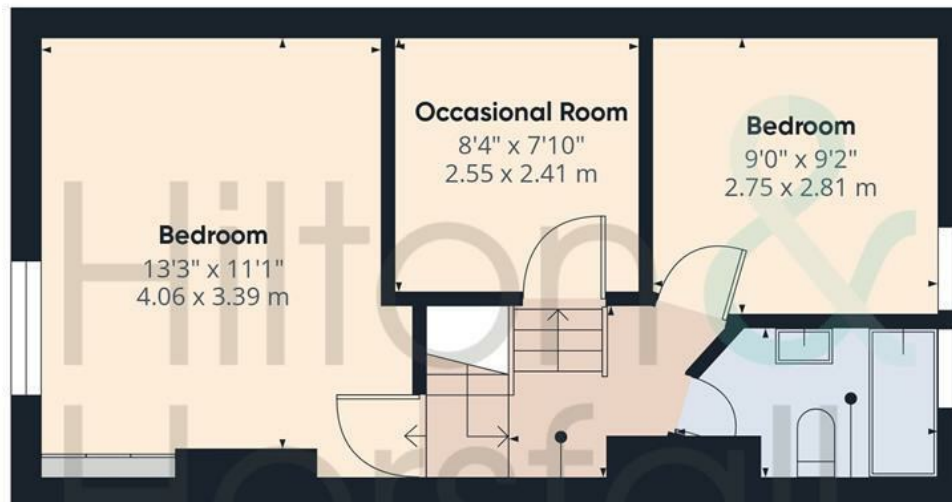


Ground Floor

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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