







Hilton &  
Horsfall



BB9 8DQ

## Walton Place, Nelson

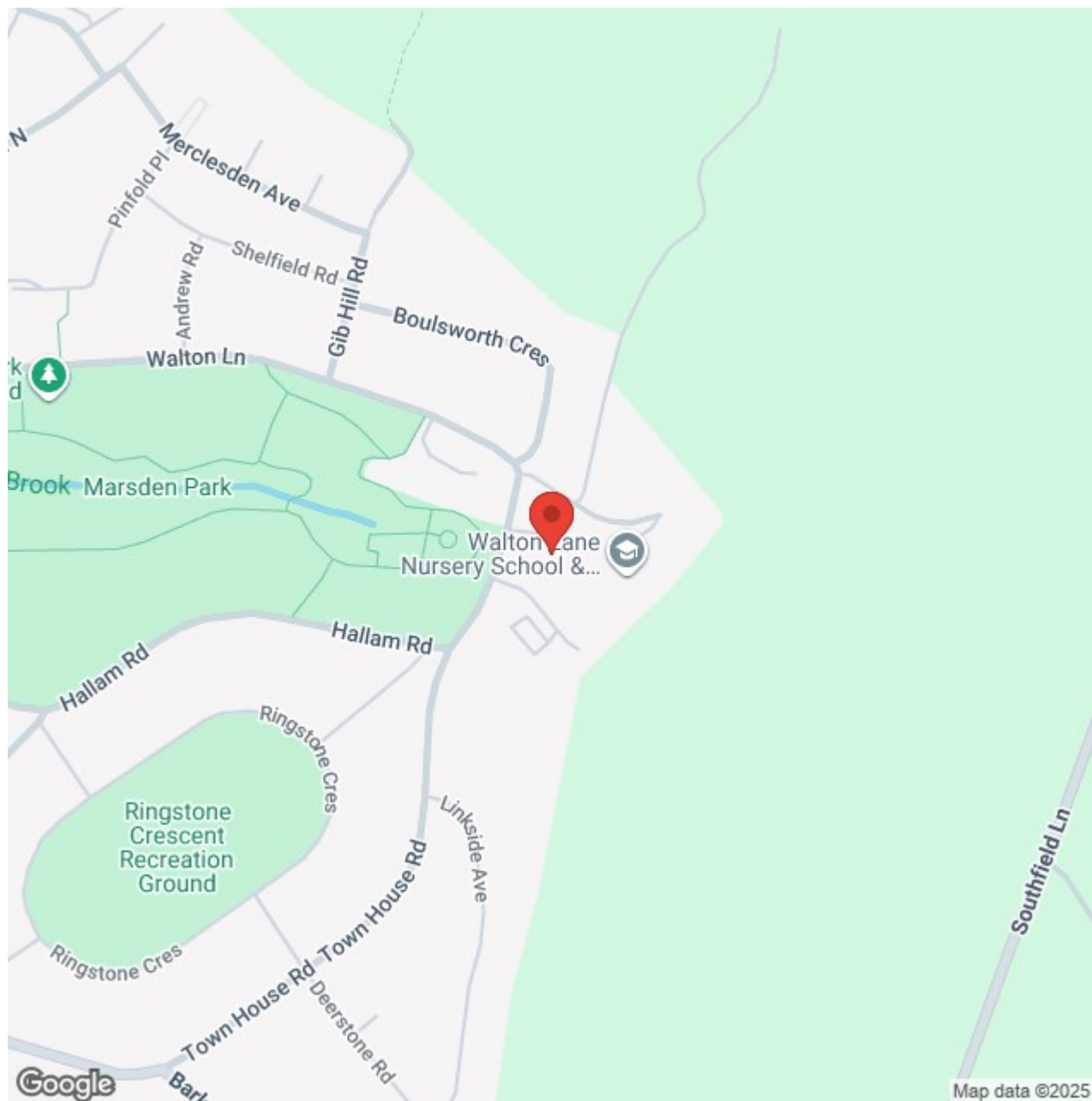
### Offers In The Region Of £184,950

- NO CHAIN • SEMI DETACHED • OFF ROAD PARKING • SOUGHT AFTER AREA • EN SUITE • MODERN PROPERTY

A fantastic opportunity to acquire this beautifully presented THREE bedroomed semi detached dwelling. Affording many noteworthy features throughout. This property briefly comprises of: Entrance hallway, downstairs w.c, spacious family living room which is open plan to the modern dining kitchen. To the first floor / landing you will find three well proportioned bedrooms with the master having an en-suite shower room and a three piece house bathroom. Externally to the front of the property are two block paved parking spaces offering off road parking. To the rear of the property is a well kept private garden with a flagged patio and a large artificial grass area, perfect for sitting out in the summer months. 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 and the town centre is a 5 minute drive away as is the M65 Motorway Network offering easy access to Burnley, Preston, Manchester and beyond. This is one not to be missed, early viewing is advised. Council Tax Band C. FREEHOLD.











## Lancashire

A fantastic opportunity to acquire this beautifully presented THREE bedroomed semi detached dwelling. Affording many noteworthy features throughout. This property briefly comprises of: Entrance hallway, downstairs w.c, spacious family living room which is open plan to the modern dining kitchen. To the first floor / landing you will find three well proportioned bedrooms with the master having an en-suite shower room and a three piece house bathroom. Externally to the front of the property are two block paved parking spaces offering off road parking. To the rear of the property is a well kept private garden with a flagged patio and a large artificial grass area, perfect for sitting out in the summer months. 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 and the town centre is a 5 minute drive away as is the M65 Motorway Network offering easy access to Burnley, Preston, Manchester and beyond. This is one not to be missed, early viewing is advised. Council Tax Band C. FREEHOLD.

### ENTRANCE

Comprising of a uPVC double glazed door leading to:

### HALLWAY

A welcoming entrance hallway with 1x radiator.

### GROUND FLOOR W.C 7'3" x 2'10" (2.224 x 0.882)

A modern two piece suite with a push button w.c, pedestal sink with chrome mixer tap, 1x radiator and a frosted uPVC double glazed window to the side elevation.

### LIVING ROOM 18'6" x 12'6" (5.647 x 3.825)

A family sized living room with ample space for furniture, television point, built in storage, 1x radiator, uPVC double glazed window to the front elevation and an open balustrade stair case leading to the first floor / landing.

### KITCHEN 11'5" x 15'2" (3.492 x 4.638)

Open plan to the living room you will find a modern dining kitchen with a range of wall and base units and contrasting work tops over. Having built in appliances such as a fridge

freezer, electric oven, four ring gas hob with extractor hood over. The kitchen also boasts a stainless steel sink with chrome mixer tap, 1x radiator and uPVC double glazed doors leading to the rear garden.

### LANDING

With storage and 1x radiator.

### BEDROOM ONE 15'2" x 10'1" (4.640 x 3.076)

A bedroom of double proportion with ample space for bedroom furniture, 1x radiator and a uPVC double glazed window to the front elevation.

### EN SUITE 5'6" x 7'6" (1.698 x 2.304)

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

### BEDROOM TWO 11'5" x 8'6" (3.494 x 2.603)

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

### BEDROOM THREE 6'4" x 10'4" (1.944 x 3.173)

A good sized single bedroom with 1x radiator and a uPVC double glazed window to the rear elevation.

### BATHROOM 8'5" x 4'2" (2.578 x 1.286)

A modern three piece suite with a panelled bath and shower over, push button w.c, pedestal sink with chrome mixer tap, heated towel rail in chrome, partially tiled walls and tiled flooring.

### EXTERNALLY

Externally to the front of the property are two block paved parking spaces offering off road parking. To the rear of the property is a well kept private garden with a flagged patio and a large artificial grass area, perfect for sitting out in the summer months

### 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)

### 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.



Hilton &  
Horsfall





BB9 8DQ

## OUTSIDE

Externally to the front of the property are two block paved parking spaces offering off road parking. To the rear of the property is a well kept private garden with a flagged patio and a large artificial grass area, perfect for sitting out in the summer months





Hilton &  
Horsfall









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)