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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

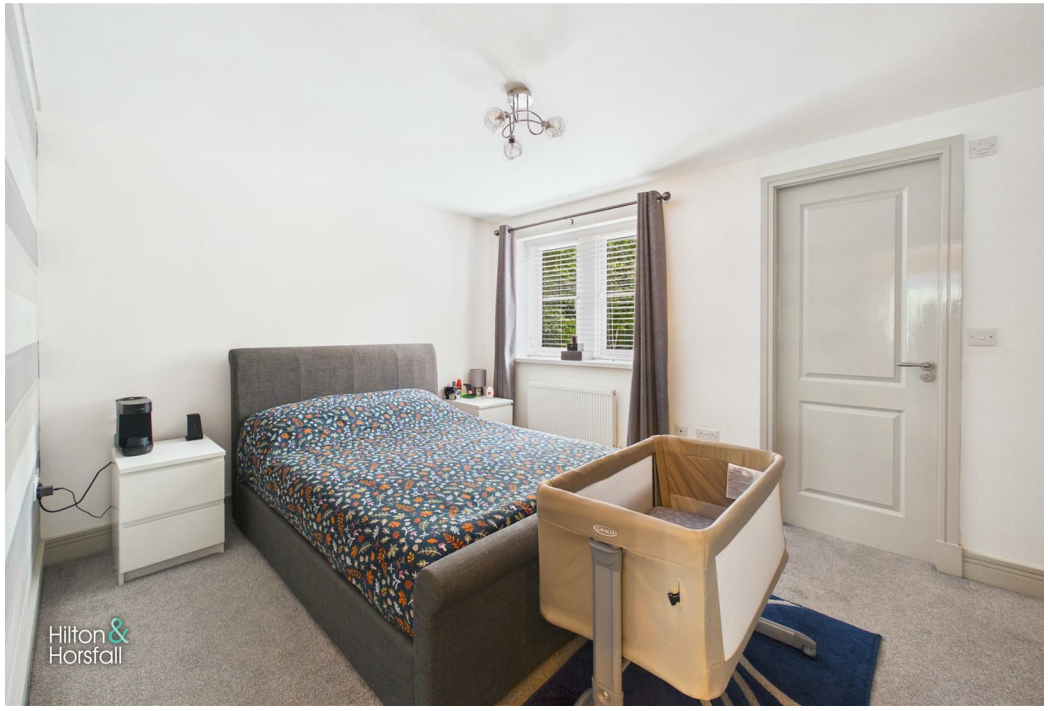
A beautifully presented three-bedroom semi-detached home occupying a pleasant cul-de-sac position on Walton Place in Nelson. Offering bright, well-planned accommodation across two floors, the property is particularly well suited to modern family living. An entrance hallway leads to a useful ground floor 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.

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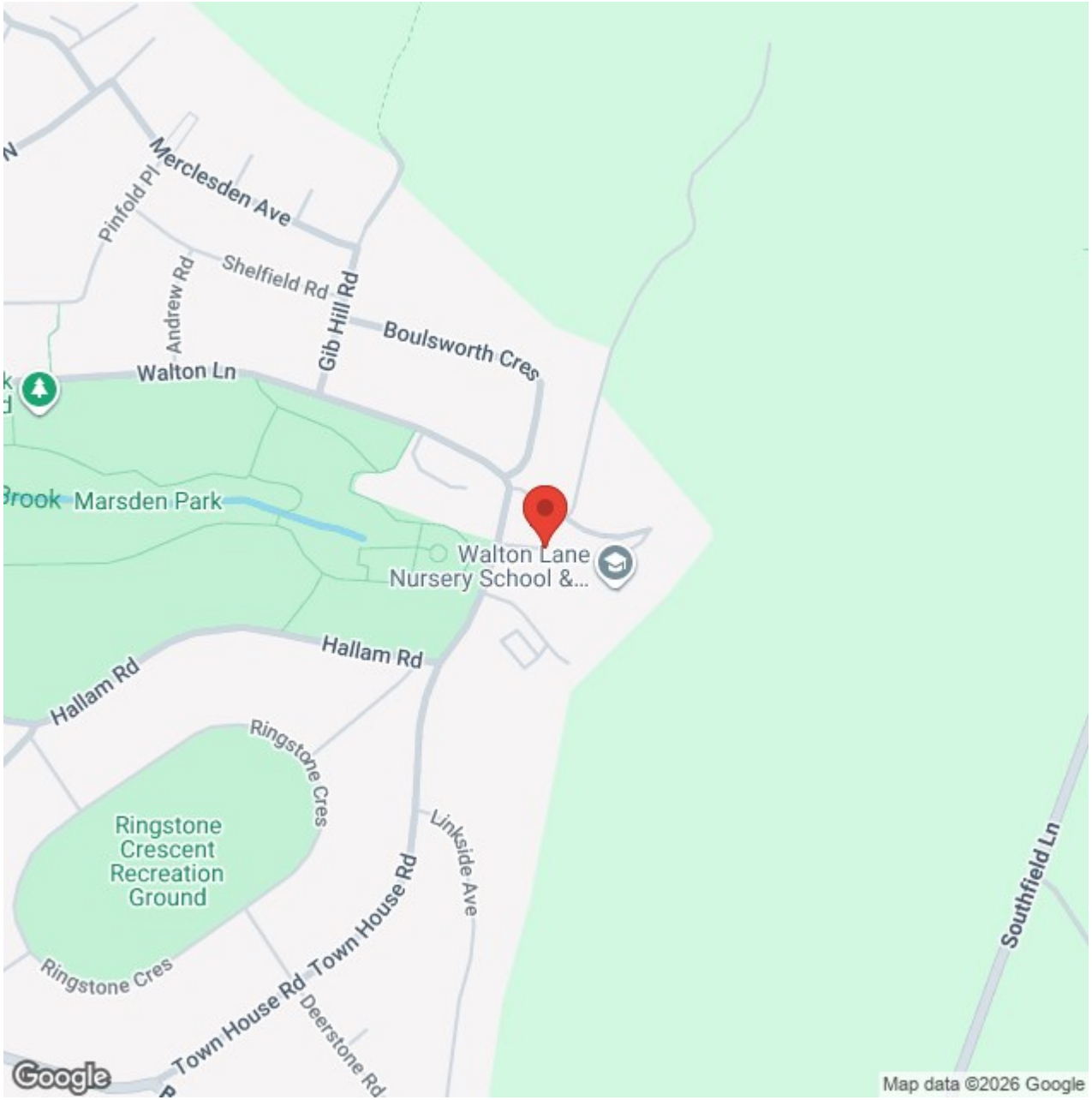
BURNLEY & PENDLE
75 GISBURN ROAD
BARROWFORD
LANCASHIRE. BB9 6DX
T: 01282 560024


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Walton Ln
Brook
Marsden Park
Walton Lane
Nursery School &...
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Hallam Rd
Ringstone Cres
Ringstone
Crescent
Recreation
Ground
Linkside Ave
Town House Rd
Ringstone Cres
Town House Rd
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Lancashire

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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

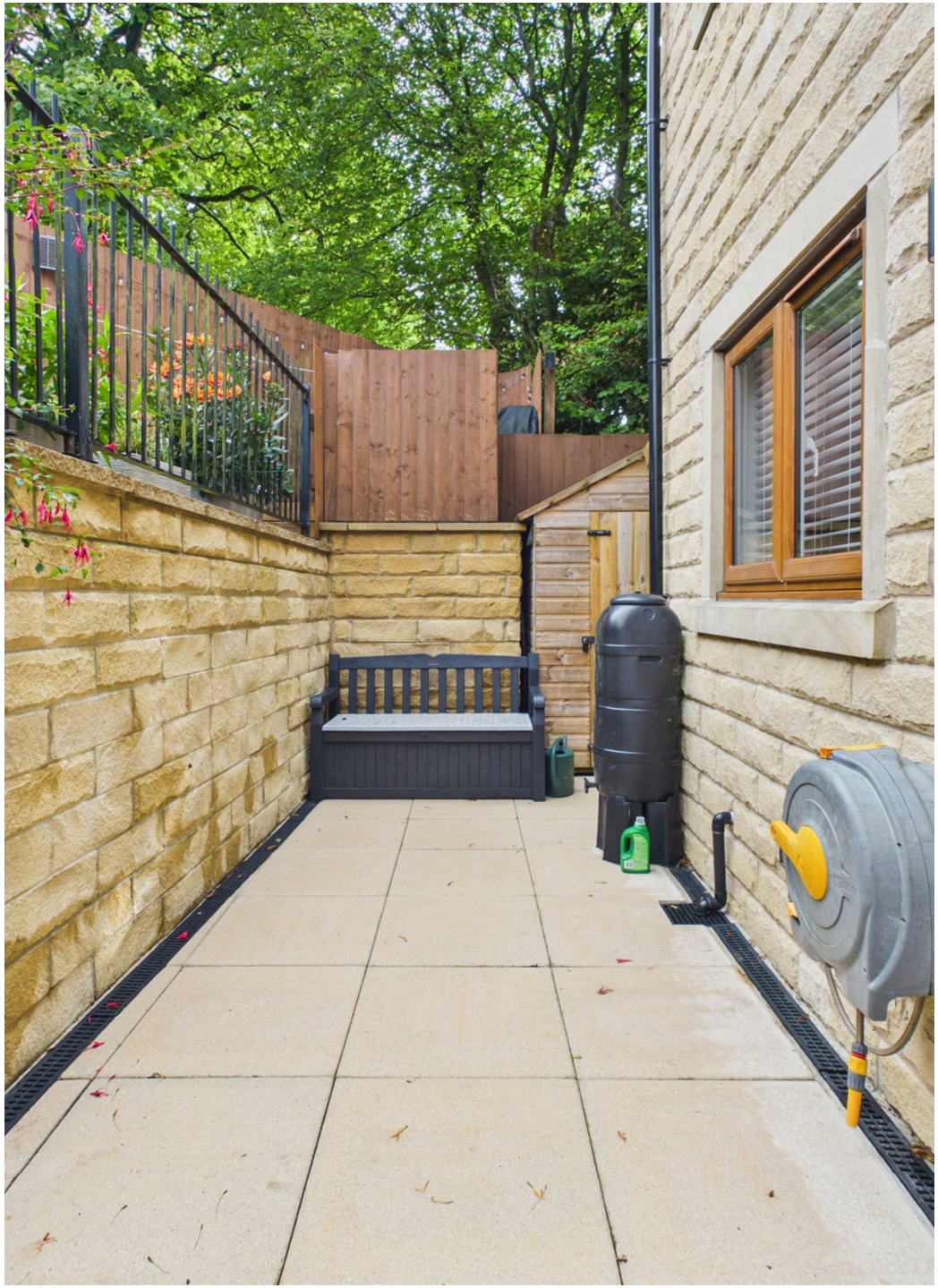
LOCATION
Walton Place is situated within Nelson, providing convenient access to the town's range of shops, everyday amenities and leisure facilities. Nelson benefits from its own bus and rail interchange, with rail services connecting towards Colne and Preston, while the M65 provides useful road links 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.

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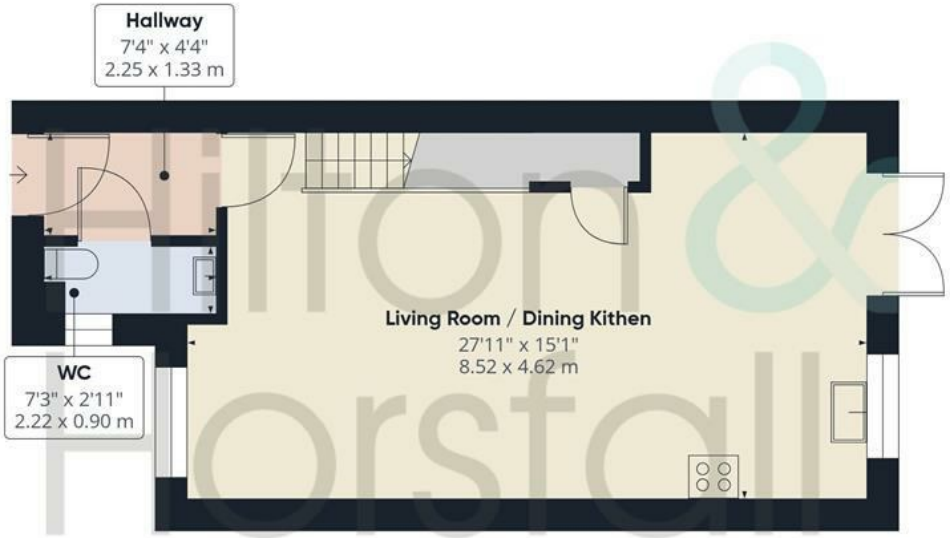

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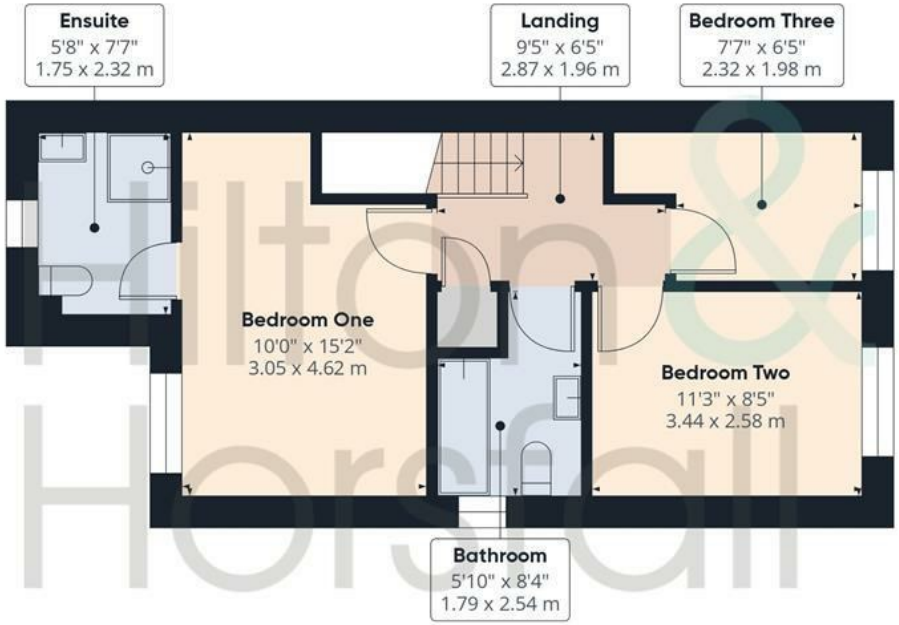
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OUTSIDE

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



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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.


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75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

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