



**Clifford  
Smith &  
Buchanan**

Estate Agents  
Legal Services

**134 Walton Lane, Nelson, Lancashire. BB9 8BN**

**£149,950 Freehold**

**REDUCED**



**Colne**  
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## PROPERTY DESCRIPTION

A lovely home for families situated close to Marsden Park. Very well presented throughout, the accommodation has a pleasant sitting room, modern kitchen, ground floor cloak room, three good sized bedrooms and stylish bathroom. Off road parking for two cars and a large rear garden. Gas central heating run from a combination boiler and UPVC double glazed windows.

Viewing is highly recommended.

## FEATURES

- MATURE SEMI DETACHED PROPERTY
- SUPERB FOR FAMILIES
- OFF ROAD PARKING
- LARGE REAR GARDEN & PATIO
- PLEASANT SITTING ROOM
- MODERN FITTED KITCHEN
- THREE GOOD SIZED BEDROOMS
- STYLISH 4-PCE BATHROOM SUITE
- UTILITY ROOM
- GROUND FLOOR CLOAK ROOM
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING





## ROOM DESCRIPTIONS

### Entrance Hall

UPVC double glazed entrance door and side windows.  
Meter cupboard, radiator and stairs to the first floor.

### Sitting Room

4.34m x 3.57m (14' 3" x 11' 9") Attractive fireplace with wood surround, tiled insets and living flame gas fire.  
Radiator and UPVC double glazed French door leading out to the rear garden. UPVC double glazed window.

### Kitchen

3.7m x 2.44m (12' 2" x 8' 0") Fitted with a good range of modern base and wall units with working surfaces and splash backs. Built-in electric oven and hob with extractor over. Recessed shelved pantry, radiator and UPVC double glazed window overlooking the front garden.

### Rear Hall

Double glazed composite external door.

### Cloak Room

Housing a white low level w.c. UPVC double glazed window.

### Utility Room

Providing good storage space and with plumbing for automatic washing machine.

### Landing

UPVC double glazed window.

### Bedroom One

3.47m x 3.46m (11' 5" x 11' 4") UPVC double glazed window overlooking the rear garden and woodland beyond.  
Radiator and recessed storage cupboard.

### Bedroom Two

3.6m x 2.44m (11' 10" x 8' 0") UPVC double glazed window overlooking the rear garden. Radiator.

### Bedroom Three

3m x 2.2m (9' 10" x 7' 3") (including the stair bulkhead)  
UPVC double glazed window, radiator and large storage cupboard.

### Stylish Bathroom

Housing a four piece white suite with chrome plated fittings incorporating a large step-in shower cubicle with electric shower, pedestal wash hand basin, low level w.c. and bidet. Toiletry cabinet, extractor fan, chrome heated towel radiator and LED ceiling lights.

### Gardens and Grounds

Neat garden frontage with two parking spaces and paved walk-ways. To the rear of the property is a large garden with a patio area, planted beds and borders and vegetable patch. Potting shed and additional timber shed.

### Please Note

The electrical and gas appliances and fixtures and fittings have not been tested by the Agents and we are therefore unable to offer any guarantees or assurances in respect of them.

These particulars are believed to be correct but the accuracy is not guaranteed nor do they form part of any contract.

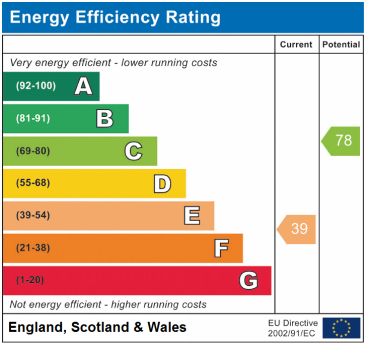


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EPC



The Law Society



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