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Petty
Real™

For
Sale



1 Walton Place
Nelson BB9 8DQ

£159,950



The property comprises a modern three bedroom semi-detached home occupying a choice corner plot position on this select development located towards the very outskirts of Nelson.

Key Features:

- Modern 3 Bed Semi-Detached
- Stunning Dining Kitchen
- Two Double Bedrooms
- Stylish Family Bathroom
- Corner Plot
- Open Plan Layout
- Flexible & Spacious Lounge
- Third Single Bedroom
- Ensuite Shower Room
- Generous Gardens

Tenure:

EPC Rating: B

Council Tax Band: C

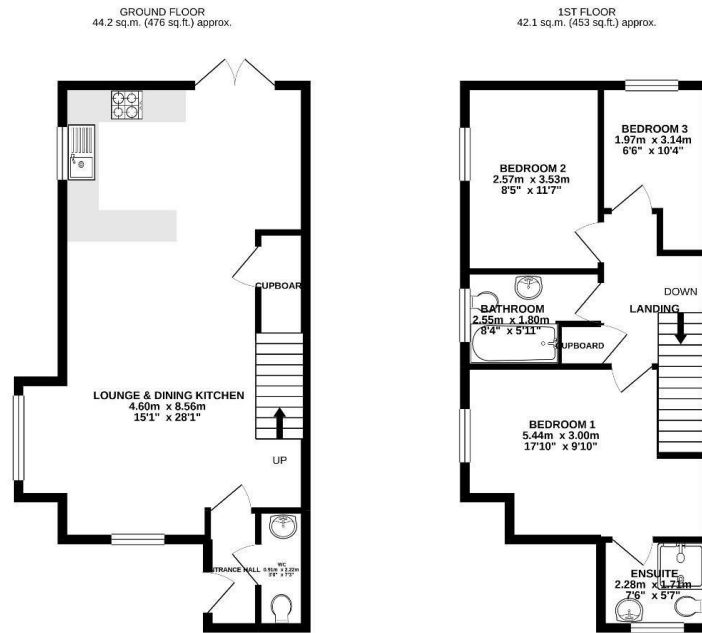


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3 BEDROOM House - Semi-Detached



TOTAL FLOOR AREA: 86.3 sq.m. (929 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency may be given.
Made with: [Floorplan 123](#)

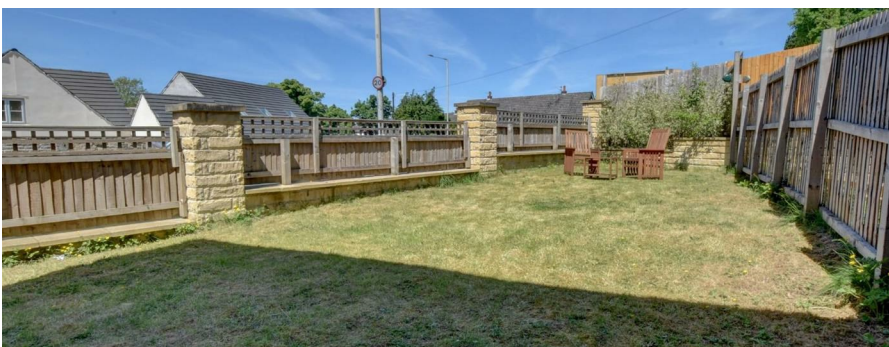
Main Description:

The property comprises a modern three bedroomed semi-detached home occupying a choice corner plot position on this select development located towards the very outskirts of Nelson.

Reflecting today's modern family requirements the property has an opening plan living arrangement which comprises a spacious lounge and a fully fitted dining kitchen with French doors which overlooks and accesses the rear garden. Additionally on the ground floor is an entrance hall with a cloakroom housing a two piece suite.

Ascend the staircase to the first floor where you will find two double bedrooms and a third single bedroom the master bedroom is particularly generous in size and boasts a three piece ensuite shower room. The family bathroom houses a three piece suite consisting of a low level wc, hand wash basin and panelled bath with a shower over stone effect tiled splash back and floor providing luxurious and contrasting finish.

Externally the property occupies a larger than average corner plot where there are lawned gardens to both the front and rear together with a private block paved driveway.



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property