

Because life is

Petty  
Real™

96 Walton Lane  
Nelson  
BB9 8HU



## For Sale

Price £145,000

- Spacious bay fronted mid terrace
- Open aspect to the front
- Sought after location
- Near to Marsden Park & Golf course
- Well presented throughout
- Two reception rooms
- Modern separate kitchen
- Games room/play room & cloak room
- Three bedrooms
- Modern three piece bathroom

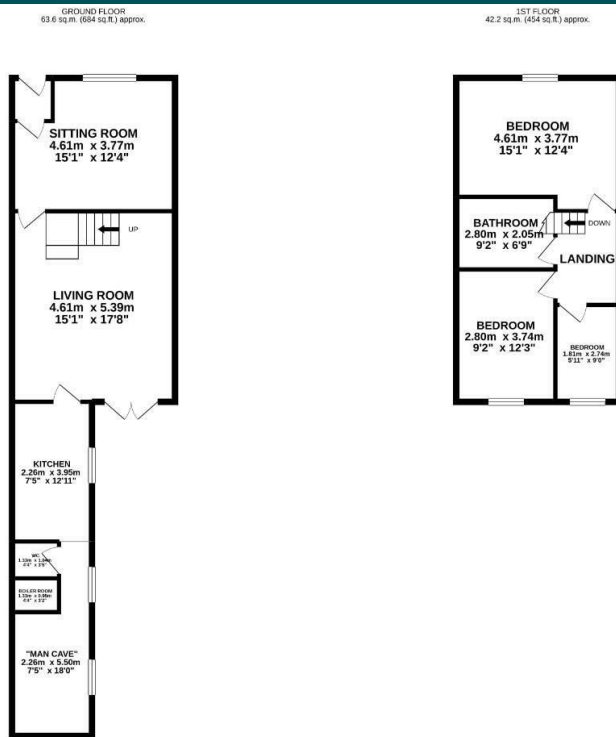


"WOW" is the word to describe this 3 bedroom bay fronted terrace on the Colne/Nelson boundary. No expense has been spared by our clients in the presentation of this home. You walk up the garden path and know you are in for a treat, as you enter the vestibule it leads into a sitting room with a bay window that takes the morning sunlight, through to a living room with french doors leading onto the rear yard and feature staircase to the first floor. Step into a fully fitted kitchen with a range of fitted units feature work surfaces and matching splashbacks, this leads through to the "man Cave" ideal for those sports games and films or alternatively could be a ground floor bedroom.

To the first floor, there are 3 bedrooms one with shower and an impressive bathroom and an externally neat garden with Indian stone feature paving.

The property is ideally located for Marsden Park and golf club, local schools and only a short drive of both Colne and Nelson town centers.

Book your viewing now so as not to be disappointed



TOTAL FLOOR AREA: 105.8 sq.m. (1138 sq.ft.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown hereon are not being tested and no guarantee as to their operability or efficiency can be given.  
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