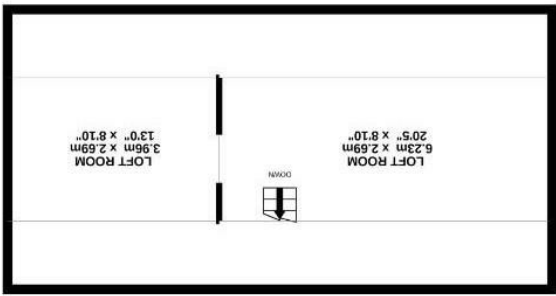




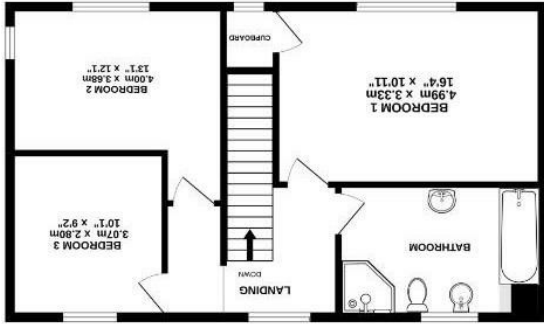
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 operability or efficiency can be given.
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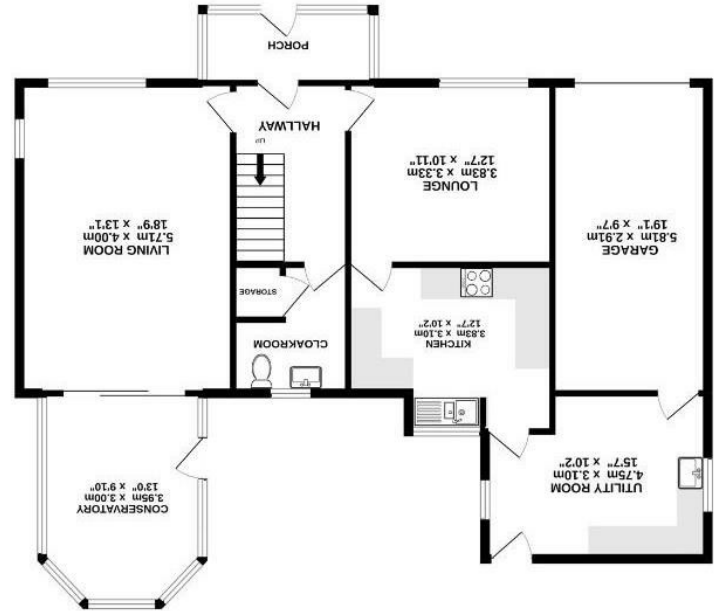
TOTAL FLOOR AREA : 215.4 sq.m. (2319 sq.ft.) approx.



2ND FLOOR
53.5 sq.m. (575 sq.ft.) approx.



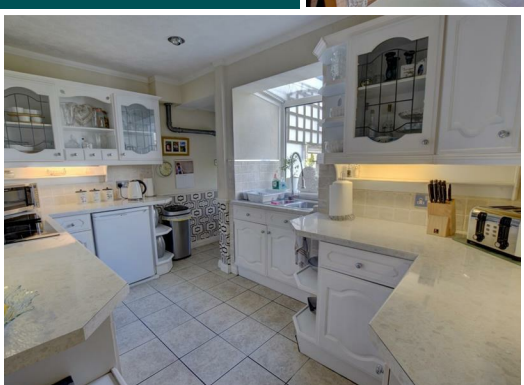
1ST FLOOR
57.7 sq.m. (621 sq.ft.) approx.



GROUND FLOOR
104.3 sq.m. (1123 sq.ft.) approx.

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Price £359,000



**The Trees
79 Walton Lane**

**Nelson
BB9 8BG**

3 1 2 C

Council Tax Band: E



The Trees' is a magnificent individual detached property built in the 1930's by a local mill owner and is located in a sought after area near to Marsden Park & golf course.

Description

'The Trees' is a magnificent individual detached property originally built in the 1930's by a local mill owner and is located in a sought after location near to Marsden Park & golf course. The property boasts a wealth of charm & unique internal features with an array of originality whilst affording larger than normal living accommodation.

Upon approaching the property there is a magnificent & breathtaking garden to front with large well stocked gardens & pond to the rear. The accommodation to the ground floor comprises of entrance hallway, lounge which is an excellent family reception room providing a light and airy environment with period style fireplace housing a coal effect living flame gas fire, cast iron radiator, UPVC double glazed window overlooks the front garden and sliding patio doors lead to conservatory. UPVC double glazed conservatory which has a fabulous aspect overlooking the beautifully manicured gardens. Snug/dining room. Fully fitted kitchen in white with leaded glazed display cabinets and coordinating working surfaces with concealed downlighting, 1½ recessed stainless steel sink unit with mixer tap, UPVC double glazed box bay window, tiled splash back, tiled flooring, coved ceiling, recessed ceiling spotlighting, integrated oven and ceramic electric hob with extractor over. Utility room Fully which houses an excellent range of wall and base units in beech with contrasting working surfaces, mosaic style splash back, Belfast sink unit, two UPVC double glazed windows, plumbing for automatic washing machine, UPVC double glazed door exits to the rear.

To the first floor is a landing and there are three good sized bedrooms. The bathroom houses a five piece suite comprising low level wc, pedestal hand wash basin, bidet, paneled bath and separate shower cubicle, UPVC double glazed window, cast iron radiator. This magnificent property has 3 bedrooms plus an attic area which has been recently renovated and has potential to extend onto the existing building subject to obtaining the necessary consents.

Externally to the front of the property 'The Trees' is accessed via wrought iron gates with tarmacaded driveway providing tandem off road parking leading to a good sized attached garage with a generous garden area laid mainly to lawn with exceptionally manicured borders. To the rear of the property there is a generous and secluded garden area with central lawn area with established pathways, patio areas together with Summer house, pond and water features.

View more about this property online....

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