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126 Walton Lane
Nelson
BB9 8BL



For Sale

Price £149,950

- Semi-Detached
- Three Bedrooms
- Two Reception Rooms
- Off-Road Parking
- Garage

- Close To Local Schools
- UPVC Double Glazing
- Gas Central Heating
- Tax Band - B
- EPC - D



Located in an established residential area conveniently located for local Schools, amenities and public transport links, this spacious, semi-detached property would be an ideal purchase for a growing family.

Arranged over two floors the property briefly comprises to the ground floor, an entrance hallway as you enter through the UPVC front door with a staircase ascending to the first floor. The first of two reception rooms is located to the front of the property and currently being used as a formal dining room, sitting open plan with the second reception room to the rear, boasting a wood fireplace with tile surround and gas fire providing an attractive focal point within the room and patio doors leading out to the rear garden.

The kitchen houses matching wall, base and drawer units with co-ordinating work surfaces, tile splashback, double bowl stainless steel sink, integrated oven, gas hob with overhead extractor fan and a useful storage area currently being used as a utility room.

To the first floor a central landing leads to two well-proportioned double bedrooms, one benefitting from fitted wardrobes and the other a shower cubicle, a generous single bedroom and a bathroom housing a three-piece suite in white comprising a low-level WC, wash basin with vanity unit and panelled bath.

The property benefits from the modern-day comforts of gas central heating and UPVC double glazing.

Externally there is a garden to the front of the property laid mainly to lawn with mature plant bedding extending to the side of the property where there is a large driveway leading to a detached garage and rear garden laid with Indian stone paving.



TOTAL FLOOR AREA : 88.0 sq.m. (947 sq.ft.) approx.

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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