



**Firvale Road, Walton, Chesterfield, Derbyshire S42 7NN**

- 2 (bedroom icon)
- 1 (bathroom icon)
- 2 (carport icon)
- EPC D

**£190,000**

**PINEWOOD**





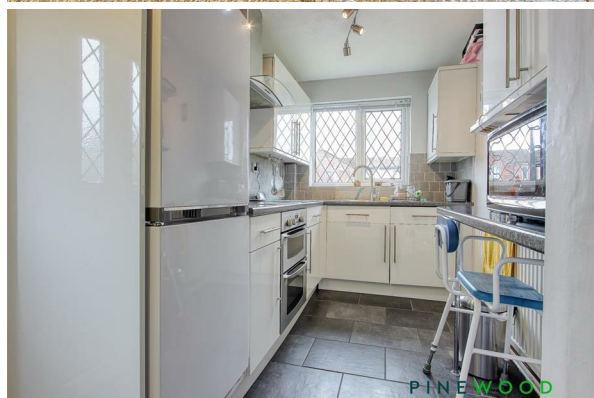
**Firvale Road  
Walton  
Chesterfield  
Derbyshire  
S42 7NN**



**£190,000**

**2 bedrooms  
1 bathroom  
2 receptions**

- South Facing Rear Fully Enclosed Well Maintained Garden
- Block Paved Part Gated Driveway Parking for up to Three Cars
- Quiet Cul De Sac Location in a Sought After Suburb on the Edge of Chesterfield
- Gas Central Heating - New Combi Boiler Fitted 2021 - uPVC Double Glazing - Council Tax Band B
- Modern Kitchen with Breakfast Bar Seating and Integrated Oven, Hob and Extractor
  - Spacious Conservatory To Rear
  - Cosy Lounge with Feature Electric Fireplace
- Built in Wardrobes to Bedroom One - Dining Room/Multi Use Room/Second Bedroom
- NEW Decor To All Rooms Except Main Bedroom and Kitchen
  - Bathroom with Shower Over Bath





**QUAINT AND COSY....** Situated in the sought-after cu de sac location of Firvale Road in Walton, Chesterfield, Derbyshire, this charming semi-detached bungalow is a hidden gem waiting to be discovered. Boasting a cosy reception room with electric feature fireplace, a double bedroom with built in wardrobes, a multi use room - second bedroom, conservatory and a bathroom with shower over bath, this property offers comfort and convenience in one package.

One of the highlights of this lovely home is the newly fitted combi boiler in 2021, ensuring warmth and efficiency for years to come. The block paved driveway provides parking space for up to three cars. Tucked away in a peaceful cul-de-sac, tranquillity and privacy are guaranteed.

Step outside to the south-west facing rear garden, a perfect spot to enjoy sunny afternoons and al-fresco dining with loved ones. Whether you're a first-time buyer, a small family, or someone looking to downsize, this property offers a warm and welcoming atmosphere that is sure to make you feel right at home.

Don't miss the opportunity to make this delightful bungalow your own and experience the best of suburban living in Chesterfield. uPVC Double Glazing and Gas Central Heating (Combi Boiler)

**\*\*VIDEO TOUR - TAKE A LOOK AROUND\*\***

### **BREAKFAST KITCHEN**

12'9" x 6'2" (3.90 x 1.90)

The property is entered through the uPVC door into the modern kitchen which has a good range of drawers, wall and base units with a complementary laminated worktop with tiled surrounds incorporating a stainless 1 1/2 bowl sink with chrome mixer tap and breakfast bar seating. Integrated oven, four ring electric hob and extractor, space/plumbing for a washing machine and space for a tall fridge freezer. With tiled flooring, painted decor, radiator and uPVC window.

### **LOUNGE**

13'8" x 10'9" (4.19 x 3.30)

The cosy lounge has a feature fireplace with modern electric fire, carpet, painted decor, radiator and uPVC window.

### **BATHROOM**

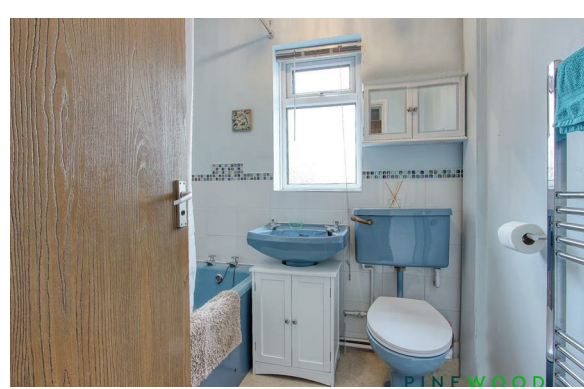
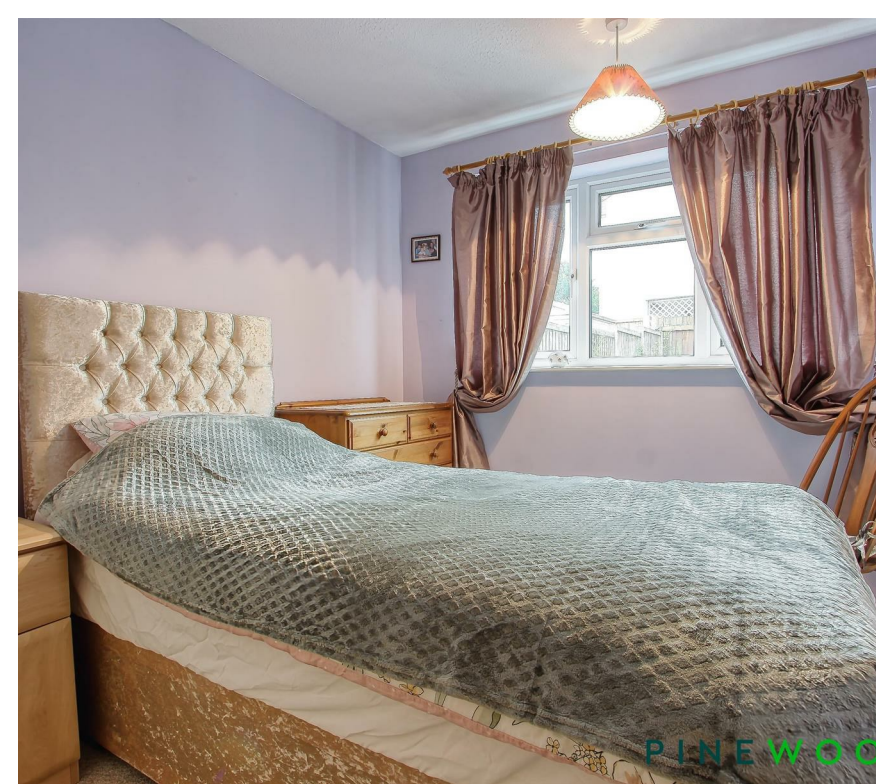
6'2" x 5'6" (1.89 x 1.70)

The bathroom has a three piece suite comprising a bath with shower over and tiled surrounds, cistern w.c and a pedestal hand basin with chrome taps, vinyl flooring, chrome wall mounted towel radiator and uPVC frosted window.

### **BEDROOM ONE**

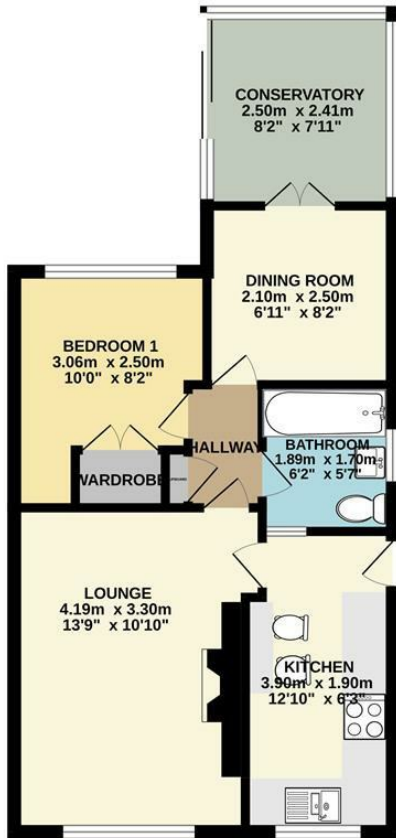
10'0" x 8'2" (3.06 x 2.50)

This double bedroom to the rear aspect has built in wardrobes, carpet, painted decor, radiator and uPVC window.





GROUND FLOOR  
42.8 sq.m. (461 sq.ft.) approx.



TOTAL FLOOR AREA: 42.8 sq.m. (461 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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## DINING ROOM - BEDROOM TWO

8'2" x 6'10" (2.50 x 2.10)

This multi use room could be used as a dining room or second bedroom with carpet, painted decor, radiator and uPVC doors to the conservatory.

## CONSERVATORY

8'2" x 7'10" (2.50 x 2.41)

The uPVC conservatory has views over the garden with parquet style vinyl flooring, uPVC windows with blinds and uPVC door leading out to the rear garden.

## OUTSIDE

To the front is a manicured lawn and block paved part gated driveway for up to three cars, to the rear is a easily maintained garden with patio with gravel areas, perfect for relaxing.

## GENERAL INFORMATION

Gas central heating (New Combi Boiler) - Fitted 2023

uPVC sealed unit double glazed windows

Gross internal floor area - 461.00 sq ft / 42.8 q m

Council Tax Band - B

Tenure - Freehold

Loft: Loft Insulation , Fully Boarded with Lighting and Pull Down Aluminum Ladder

Cavity Wall Insulation Fitted Approx. 2013

Two Garden Stores Included

## DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

## RESERVATION AGREEMENT MAY BE AVAILABLE

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

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