



7 Medlock Road,
Walton, S40 3NH

OFFERS IN THE REGION OF

£295,000

W
WILKINS VARDY

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DETACHED BUNGALOW - THREE BEDROOMS - LEVEL LOW MAINTENANCE PLOT - POPULAR LOCATION

Occupying a desirable location near to the head of this cul-de-sac is this well proportioned detached bungalow which includes three good sized bedrooms, a well equipped oak style kitchen, good sized lounge/diner and a separate conservatory overlooking a low maintenance enclosed rear garden. With plenty of off street parking and a detached brick built garage, this property would make an ideal retirement home.

Medlock Road is situated just off Greenways and therefore has good transport links within close proximity, and Walton Shops just a few minutes away. The property is also conveniently located for access onto Somersall Park and for routes into the Town Centre.

- Well Proportioned Detached Bungalow in Popular Location
- Spacious Lounge/Diner
- Three Good Sized Bedrooms
- Detached Single Garage & Ample Off Street Parking
- NO UPWARD CHAIN
- Fitted Kitchen with Integrated Appliances
- Brick/uPVC Double Glazed Conservatory
- Family Bathroom
- Enclosed Low Maintenance Rear Garden
- EPC Rating: D

General

Gas central heating (Baxi Bermuda Back Boiler Unit)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 72.6 sq.m./781 sq.ft.
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

A uPVC double glazed front entrance door opens into an ...

Entrance Hall

Having a built-in cupboard.

Kitchen

9'3 x 8'8 (2.82m x 2.64m)
Being fully tiled and fitted with a range of dark oak wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated appliances to include a fridge/freezer, electric oven and 4-ring hob with extractor over.
Space and plumbing is provided for a washing machine.
Vinyl flooring.

Bedroom Three

8'8 x 7'5 (2.64m x 2.26m)
A rear facing single bedroom.

Lounge/Diner

19'0 x 11'8 (5.79m x 3.56m)
A spacious rear facing reception room having a feature fireplace with wood surround, marble inset and hearth, and an inset living flame coal effect gas fire with concealed back boiler.
A sliding patio door gives access into the ...

Brick/uPVC Double Glazed Conservatory

8'8 x 7'11 (2.64m x 2.41m)
A lovely conservatory, having a door giving access onto the rear of the property

Inner Hall

Having a built-in airing cupboard housing the hot water cylinder.

Bathroom

Being part tiled and fitted with a 3-piece suite comprising a panelled bath with electric shower over, pedestal wash hand basin and a low flush WC.

Bedroom One

13'11 x 8'8 (4.24m x 2.64m)
A good sized front facing double bedroom.

Bedroom Two

11'8 x 8'3 (3.56m x 2.51m)
A front facing double bedroom having a built-in wardrobe with sliding doors.

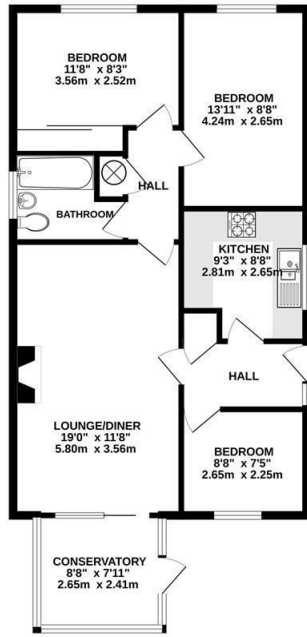
Outside

A tarmac driveway to the front of the property provides ample off street parking and leads to a car port and a detached single brick built garage. The front garden is laid to lawn and has some mature shrubs.

The enclosed rear garden is paved and has some mature shrubs and conifers.



GROUND FLOOR
781 sq.ft. (72.6 sq.m.) approx.



TOTAL FLOOR AREA: 781 sq.ft. (72.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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RICS

Relocation agent network

VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, gas fire, kitchen appliances, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Brookfield Community School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers: In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultant.



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