



22 Firvale Road,
Walton, S42 7NN

OFFERS IN THE REGION OF

£185,000

W
WILKINS VARDY

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£185,000

IDEAL FIRST HOME OR RETIREMENT PROPERTY - RE-FITTED CONTEMPORARY SHOWER ROOM - GOOD SIZED PLOT

Occupying a generously proportioned plot with plenty of off street parking, this well appointed two bedroomed end terraced house includes a good sized living room with fireplace, a kitchen/diner overlooking the rear garden and two good sized bedrooms, the master having fitted storage space. The property also boasts a re-fitted contemporary shower room making this an ideal property for a young couple, family or downsizer.

With Walton Shops and Somersall Park just a short distance away, the property is conveniently located for access onto Chatsworth Road and into the Town Centre but also for routes towards the Peak District. The property also sits within the catchment area for good primary and secondary schools.

- Well Proportioned End Terraced House in Popular Location
- Kitchen/Diner with Integrated Appliances
- Contemporary Re-Fitted Shower Room
- A Good Sized Plot with Attractive Enclosed Rear Garden
- Brookfield School Catchment
- Good Sized Living Room
- Two Good Sized Bedrooms, the master having fitted storage
- Ample Off Street Parking
- NO UPWARD CHAIN - READY FOR IMMEDIATE OCCUPATION
- EPC Rating: C

General

Gas central heating (Worcester Greenstar Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 45.8 sq.m./493 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

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

Entrance Hall

With staircase rising to the First Floor accommodation.

Living Room

12'10 x 12'6 (3.91m x 3.81m)

A good sized front facing reception room, spanning the full width of the property and having a wall mounted gas fire.

Kitchen/Diner

12'10 x 7'0 (3.91m x 2.13m)

Being part tiled and fitted with a range of medium oak wall, drawer and base units with complementary work surfaces over.

Inset 1½ bowl single drainer sink with mixer tap.

Integrated appliances to include a washing machine, fridge, freezer, electric oven and 4-ring gas hob with concealed extractor over.

Vinyl flooring.

A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

With loft access hatch.

Bedroom One

10'8 x 10'2 (3.25m x 3.10m)

A good sized front facing double bedroom, having a built-in storage cupboard, and a built-in airing cupboard housing the combi boiler.

Bedroom Two

9'3 x 5'10 (2.82m x 1.78m)

A rear facing single bedroom.

Contemporary Shower Room

Being fully tiled and fitted with a modern white 3-piece suite comprising a walk-in shower enclosure with mixer shower, semi pedestal wash hand basin and a low flush WC.

Vinyl flooring and downlighting.

Outside

A tarmac drive to the front of the property provides ample off street parking.

A gate gives access to the enclosed rear garden which comprises a paved patio and lawn with planted side border and small garden pond. There is also a garden shed.



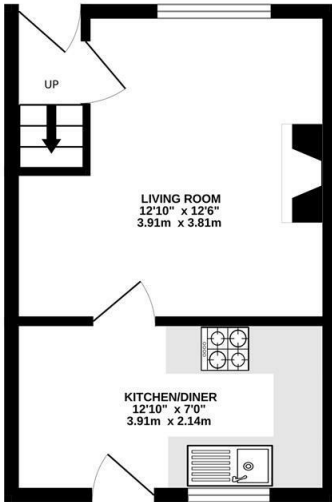
sprift
Know any property instantly

THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

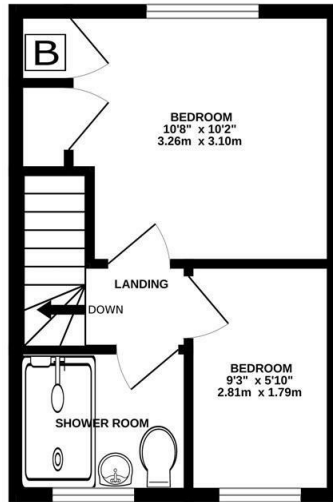
See Below!

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHUR

GROUND FLOOR
243 sq.ft. (22.6 sq.m.) approx.



1ST FLOOR
250 sq.ft. (23.2 sq.m.) approx.



TOTAL FLOOR AREA: 493 sq.ft. (45.8 sq.m.) 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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rightmove
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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.

We are informed by the vendor that, at the time of our inspection, the central heating system, gas fire, kitchen appliances, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

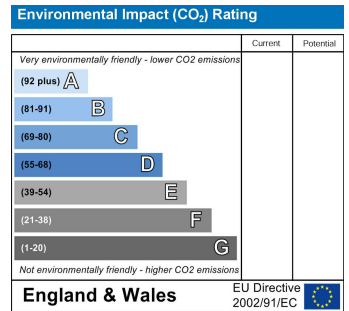
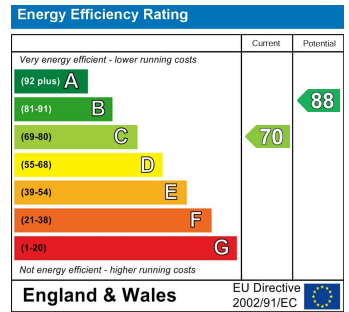
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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 Consultants.



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wilkins-varDY.co.uk