



2 Lindale Road,
Dunston, S41 8JH

OFFERS IN THE REGION OF

£170,000

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WILKINS VARDY

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£170,000

SEMI BUNGALOW ON CORNER PLOT - CONSERVATORY - DETACHED GARAGE - NO CHAIN

Offered for sale with no upward chain and occupying a good sized corner plot, is this two double bedroomed semi detached bungalow which offers 639 sq.ft. of comfortable and manageable accommodation. The property includes a good sized living room, kitchen/diner with integrated cooking appliances, a conservatory and shower room/WC. With a detached single garage and car standing space, this is an ideal retirement home or for someone looking for single level living.

Lindale Road is well placed for accessing the nearby shops and facilities at Littlemoor and on Sheffield Road, and ideally positioned for routes into the Town Centre and towards Dronfield and Sheffield.

- Semi Detached Bungalow on a Corner Plot
- Good Sized Living Room
- Kitchen/Diner with Integrated Cooking Appliances
- Two Double Bedrooms
- Shower Room/WC
- Detached Garage & Car Standing Space
- Mature Gardens to the Front, Side & Rear
- NO UPWARD CHAIN
- EPC Rating: TBC

General

Gas central heating (Worcester Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 59.3 sq.m./639 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Whittington Green School

A ramp leads up to a ...

Storm Porch

Having a uPVC double glazed door opening into an ...

'L' Shaped Entrance Hall

Bedroom Two

9'4 x 9'2 (2.84m x 2.79m)
A front facing double bedroom.

Lounge

13'3 x 11'3 (4.04m x 3.43m)
A good sized front facing reception room having a wall mounted electric fire.

Bedroom One

11'11 x 11'3 (3.63m x 3.43m)
A good sized double bedroom having a range of fitted furniture to include a double wardrobe, vanity area with base and drawer units.
A window overlooks into the garden room.

Shower Room

Being fully tiled and fitted with a white 3-piece suite comprising a shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.
Vinyl flooring.

Kitchen/Diner

12'4 x 11'4 (3.76m x 3.45m)
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset single drainer stainless steel sink with mixer tap and downlighting above.
Integrated appliances to include a gas oven and 4-ring gas hob with concealed extractor over.
Space and plumbing is provided for a washing machine and a slimline dishwasher, and there is also space for a fridge/freezer.
Built-in cupboard housing the gas boiler.
Vinyl flooring to the kitchen area.

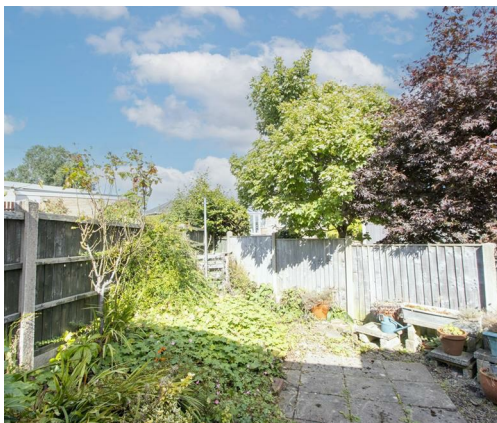
Conservatory

9'3 x 6'7 (2.82m x 2.01m)
Being of brick and uPVC double glazed construction and having a tiled floor.
A uPVC double glazed door gives access onto the rear garden.

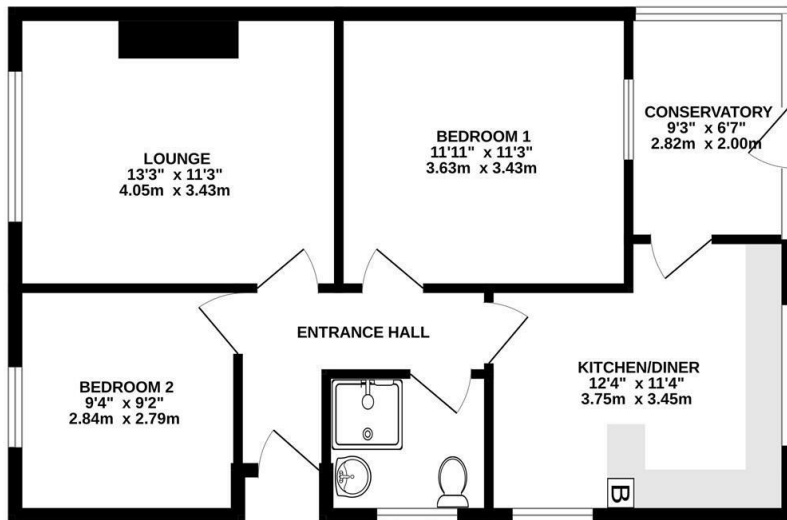
Outside

The property sits on a good sized corner plot having a block paved drive to the front providing car standing space and leading to a detached single garage. There is a lawned garden to the front and well stocked borders of mature plants, trees and shrubs.

A path gives access to the rear of the property where there is a paved patio, gravel bed and side border of shrubs.



GROUND FLOOR
639 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA: 639 sq.ft. (59.3 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 is given as to their operability or efficiency can be given.
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RICS

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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, electric 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.

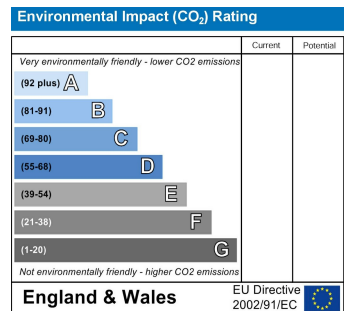
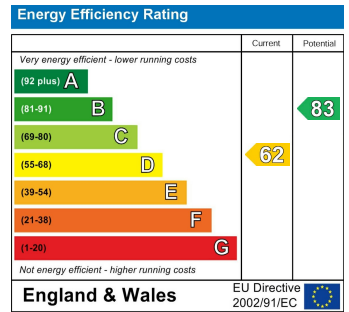
We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

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 Whittington Green 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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