



81 Hazel Drive,
Walton, S40 3EJ

OFFERS IN THE REGION OF

£190,000

W
WILKINS VARDY

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TRADITIONAL THREE BED SEMI - REQUIRING REFURBISHMENT/MODERNISATION - NO CHAIN

Offered for sale with no chain, is this traditional three bedroomed semi detached house which would benefit from a scheme of modernisation/refurbishment to create a lovely home. The property offers 848 sq.ft. of well proportioned living space which includes a good sized living room, and an open plan dining kitchen with utility/rear porch off. With three cosy bedrooms and a family bathroom there is plenty of space for everyone. The property also benefits from a detached single garage and gardens to the front and rear, the rear being low maintenance.

Located in a popular and established residential neighbourhood with Foolow Park nearby, and conveniently situated for the local amenities in Walton and Brampton, as well as for routes towards the Town Centre and the Peak District.

Don't miss the opportunity to make this house your own and create lasting memories in this wonderful home on Hazel Drive.

- Traditional Semi Detached House
- Good Sized Living Room
- Requiring Refurbishment/Modernisation
- Open Plan Dining Kitchen with Utility/Rear Porch off
- Three Bedrooms
- Bathroom/WC
- Detached Garage & Off Street Parking
- Gardens to the Front & Rear
- NO CHAIN
- EPC Rating: E

General

Gas central heating (Back Boiler Unit)
uPVC double glazed windows
Gross internal floor area - 78.8 sq.m./848 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Parkside Community School

On the Ground Floor

A wooden framed single glazed door opens into an ...

Entrance Porch

Having a wooden framed single glazed door opening into an ...

Entrance Hall

Having a built-in cupboard and a built-in under stair cupboard. A staircase rises to the First Floor accommodation.

Open Plan Dining Kitchen

17'5 x 10'0 (5.31m x 3.05m)
Spanning the full width of the property, being part tiled and fitted with a range of wall, drawer and base units with work surfaces over.
Single drainer stainless steel sink with mixer tap.
Integrated electric hob.
Space is provided for an under counter fridge.
Tile effect vinyl flooring to the kitchen area.
A wooden framed single glazed door opens to the utility room, and two sliding doors give access into the ...

Living Room

13'0 x 10'10 (3.96m x 3.30m)
A good sized reception room having a wall mounted gas fire with back boiler.

Utility/Rear Porch

7'7 x 5'0 (2.31m x 1.52m)
A dual aspect room, having space and plumbing for a washing machine.
Tiled floor.
A wooden framed single glazed door gives access onto the rear of the property.

On the First Floor

Landing

With loft access having a pull down ladder.

Bedroom One

11'11 x 10'11 (3.63m x 3.33m)
A good sized front facing double bedroom.

Bedroom Two

11'3 x 10'10 (3.43m x 3.30m)
A good sized rear facing double bedroom having a built-in cupboard housing a hot water cylinder.

Bedroom Three

8'4 x 6'2 (2.54m x 1.88m)
A front facing single bedroom.

Bathroom

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

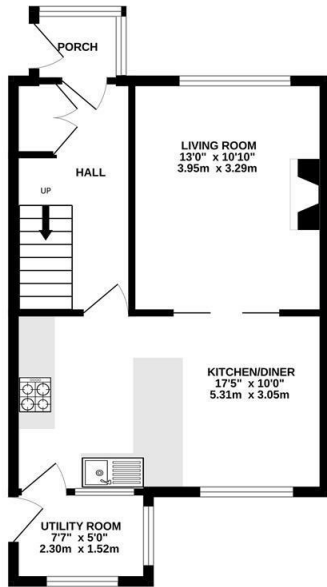
Outside

To the front of the property there is a lawned garden, adjacent to a tarmac driveway providing off street parking. The drive continues down the side of the property (restricted access) to a Detached Brick Built Single Garage.

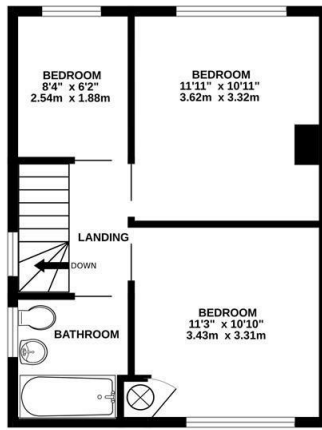
To the rear of the property there is an enclosed low maintenance south facing garden which is tiered and paved.



GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 848 sq.ft. (78.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(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	



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 appliance, 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 Parkside 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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