



77 Swaddale Avenue,
Tapton S41 0SX

OFFERS AROUND

£210,000



WILKINS VARDY

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£210,000

WELL APPOINTED DETACHED BUNGALOW - NO CHAIN - CONVENIENT LOCATION - LOW MAINTENANCE REAR GARDEN

Offered for sale with no upward chain and offering 458 sq.ft. of neutrally presented and easily managed accommodation, is this well appointed detached bungalow, ideal for couples, retirees or someone looking to downsize.

The bungalow's layout is thoughtfully designed to maximise space and functionality, ensuring that every corner of the home is utilised effectively. Boasting a good sized living room, fitted kitchen, fully tiled shower room/WC, and two bedrooms, one of which has French doors opening to the low maintenance rear garden. The property is further enhanced by the availability of parking for up to three vehicles.

Set in a popular neighbourhood, this bungalow is not only a comfortable dwelling but also a gateway to the vibrant community of Chesterfield. With local amenities, parks, and transport links nearby, you will find everything you need within easy reach.

Do not miss the chance to make this delightful home your own.

- Well Appointed Detached Bungalow
- NO UPWARD CHAIN
- Good Sized Living Room
- Modern Kitchen
- Two Bedrooms
- Fully Tiled Shower Room/WC
- Ample Off Street Parking
- Enclosed Low Maintenance Rear Garden
- Popular & Convenient Location
- EPC Rating: D

General
Gas central heating (Alpha Etec Combi Boiler)
uPVC sealed unit double glazed windows and doors
Newly decorated
New carpets in Living Room & Bedroom 2, & new vinyl flooring in Kitchen & Bathroom
Gross internal floor area - 42.6 sq.m./458 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Whittington Green School

A composite side entrance door opens into an ...

Entrance Hall
With loft access hatch, having a pull down ladder to a part boarded roof space.

Bedroom One
10'1 x 8'11 (3.07m x 2.72m)
A good sized front facing double bedroom having an overbed fitment comprising of wardrobes and overhead storage.

Living Room
14'1 x 11'1 (4.29m x 3.38m)
A good sized front facing reception room having a feature fireplace with a wood fire surround and hearth, and an electric stove fire.

Bedroom Two
8'11 x 7'1 (2.72m x 2.16m)
A rear facing single bedroom having uPVC double glazed French doors which overlook and open onto a rear garden.

Shower Room
Being fully tiled and fitted with a white 3-piece suite comprising of a corner shower cubicle with mixer shower, semi recessed wash hand basin with vanity unit below, and a low flush WC.
Vinyl flooring.

Kitchen
8'11 x 7'1 (2.72m x 2.16m)
Being part tiled and fitted with a range of modern wall, drawer and base units with complementary work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Space and plumbing is provided for a washing machine, and there is also space for a freestanding cooker and a fridge/freezer.
Vinyl flooring.

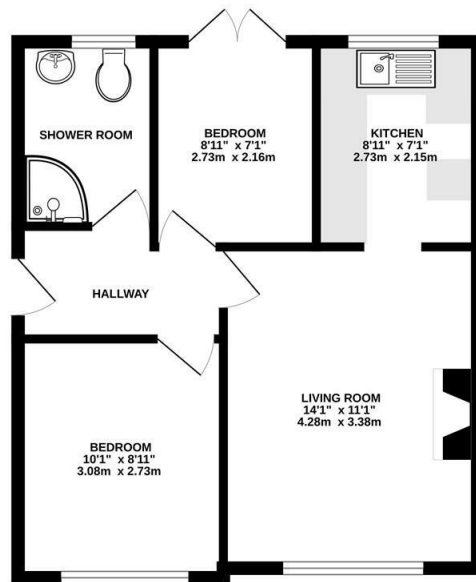
Outside
A concrete drive to the front and side of the property provides ample off

street parking.

A wooden gate gives access to the enclosed east facing, low maintenance pebble garden surrounded by decorative chipped bark interspersed with shrubs, and having a paved path leading up to a summerhouse. There is also a garden shed.



GROUND FLOOR
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 458 sq.ft. (42.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		65
(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		
(21-36) 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.

We are informed by the vendor that, at the time of our inspection, the central heating system, electric stove, 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 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 Consultants.



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wilkins-varidy.co.uk