



11 Swaddale Avenue,
Tapton, S41 0SX

OFFERS IN THE REGION OF

£180,000

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WILKINS VARDY

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£180,000

GENEROUSLY PROPORTIONED SEMI - TWO DOUBLE BEDS - OFF STREET PARKING - ENCLOSED REAR GARDEN

This delightful semi detached house on Swaddale Avenue offers 724 sq.ft. of generously proportioned accommodation, which features a good sized living room, kitchen/diner with integrated cooking appliances, two double bedrooms and a shower room/WC. The property also benefits from off street parking and an enclosed rear garden, making it an ideal choice for small families, couples, or individuals seeking a cosy retreat.

The location of this property is particularly appealing, with Tapton Park just a short distance away and being within easy access of the Train Station, Chesterfield Town Centre and the M1 Motorway.

Don't miss the chance to make this charming house your new home - Book a viewing today!

- Generously Proportioned Semi Detached House
- Good Sized Living Room
- Kitchen/Diner with Integrated Cooking Appliances
- Two Double Bedrooms
- Shower Room/WC
- Off Street Parking
- Enclosed East Facing Rear Garden
- EPC Rating: D

General

Gas central heating (Vaillant Ecotec Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 67.3 sq.m./724 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Whittington Green School

On the Ground Floor

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

Entrance Hall

With staircase rising to the First Floor accommodation.

Living Room

13'5 x 11'6 (4.09m x 3.51m)
A good sized front facing reception room fitted with laminate flooring.

Kitchen/Diner

13'4 x 10'2 (4.06m x 3.10m)
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces and upstands.
Inset stainless steel circular sink and drainer with mixer tap.
Integrated appliances to include an electric oven and 4-ring gas hob with stainless steel extractor hood over.
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.
A door gives access to a built-in under stair store cupboard.
Laminate flooring.
A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

Bedroom One

13'5 x 11'7 (4.09m x 3.53m)
A good sized front facing double bedroom having a built-in over stair storage cupboard.

Bedroom Two

10'2 x 9'6 (3.10m x 2.90m)
A rear facing double bedroom having stripped wood flooring.

Shower Room

Fitted with a white 3-piece suite comprising of a corner shower cubicle with mixer shower, semi recessed wash hand basin with storage below, and a concealed cistern WC.
Built-in airing cupboard housing the gas boiler.

Outside

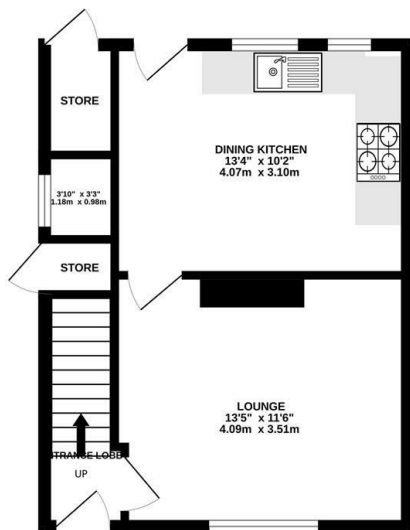
To the front of the property there is a block paved drive providing off street parking, together with a small raised lawn area.

A gate gives access down to the side of the property where there is a yard/bin storage area and a door to an Integral Store.

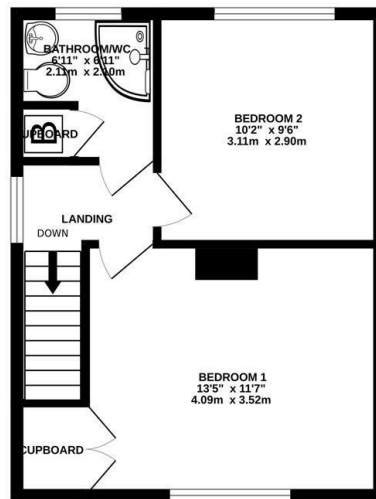
To the rear of the property there is a paved patio and a door to an Integral Store. Steps from the patio lead up to a lawned garden and a hardstanding area suitable for a greenhouse. A further step leads up to a lawn and a raised deck seating area with pergola.



GROUND FLOOR
361 sq.ft. (33.6 sq.m.) approx.




1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA: 724 sq.ft. (67.3 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 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	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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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RICS



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, 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.

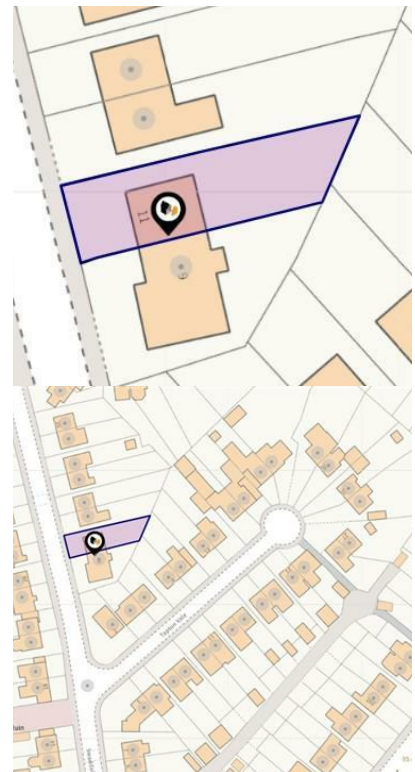
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the 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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