



19 Halesworth Close,
Walton, S40 3LW

£350,000

W
WILKINS VARDY

£350,000

DETACHED BUNGALOW - THREE BEDS - CONSERVATORY - CUL-DE-SAC POSITION - NO CHAIN

Offered for sale with no chain and occupying a cul-de-sac position is this charming detached bungalow which offers 929 sq.ft. of accommodation, which would benefit from some cosmetic upgrading to create a lovely home.

The property which boasts a well thought out layout that is perfect for families or those seeking to downsize, includes two good sized reception rooms, a fitted kitchen with integrated appliances, lovely conservatory, three bedrooms and two bathrooms.

For those with vehicles, the property includes ample off street parking and a detached single garage. There are also mature lawned gardens to the front and rear.

Situated in a sought after location, the property is well placed for accessing the local parks, schools and amenities, and is readily accessible for transport links into the Town Centre and towards the Peak District.

- DETACHED BUNGALOW IN CUL-DE-SAC POSITION
- TWO GOOD SIZED RECEPTION ROOMS
- BRICK/UPVC DOUBLE GLAZED CONSERVATORY
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- THREE BEDROOMS
- EN SUITE SHOWER ROOM & FAMILY BATHROOM
- DETACHED GARAGE & AMPLE OFF STREET PARKING
- MATURE GARDENS TO THE FRONT AND REAR
- NO CHAIN
- EPC RATING: TBC

General

Gas central heating (Glow Worm Flexicom 12HX Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 86.3 sq.m./929 sq.ft.
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

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

Entrance Hall

Having two built-in storage cupboards, one of which houses the hot water cylinder.

Kitchen

9'8 x 8'10 (2.95m x 2.69m)
Fitted with a range of red hi-gloss wall, drawer and base units with complementary work surfaces and upstands.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include a dishwasher, fridge/freezer, microwave oven, electric oven and a 4-ring gas hob with splashback and extractor hood over.
Space and plumbing is provided for a washing machine.
Vinyl flooring.

Living Room

15'5 x 10'11 (4.70m x 3.33m)
A good sized living room having a feature fireplace with surround, marble inset and hearth, and an inset electric fire.
French doors give access into the conservatory, and an opening leads through into the dining room.

Dining Room

10'8 x 9'8 (3.25m x 2.95m)
A rear facing dining room with serving hatch to the kitchen.

Brick/uPVC Double Glazed Conservatory

12'1 x 10'11 (3.68m x 3.33m)
A good sized conservatory having French doors opening to steps which lead down to the rear garden.

Family Bathroom

6'10 x 5'7 (2.08m x 1.70m)
Being part tiled and fitted with a 3-piece suite comprising of a panelled bath with glass shower screen and electric shower over, semi recessed wash hand basin with vanity unit below, and a low flush WC.

Bedroom One

15'4 x 9'6 (4.67m x 2.90m)
A good sized bay fronted double bedroom having an overbed fitment which

consists of two double wardrobes, overhead storage units and bedside cabinets with display shelving above.
A door gives access to an ...

En Suite Shower Room

6'9 x 5'6 (2.06m x 1.68m)
Having waterproof boarding to the walls and fitted with a 3-piece suite comprising of a shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.
Chrome heated towel rail.
Vinyl flooring.

Bedroom Two

11'1 x 8'1 (3.38m x 2.46m)
A front facing double bedroom having a range of fitted wardrobes along one wall.

Bedroom Three

7'11 x 7'0 (2.41m x 2.13m)
A single bedroom with side facing window.

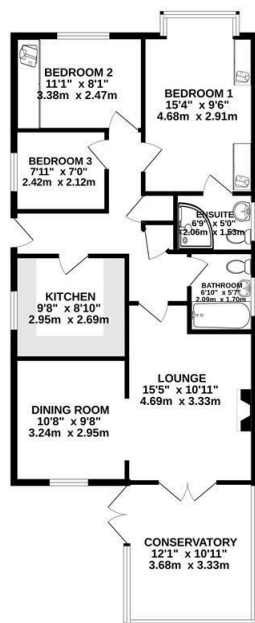
Outside

To the front of the property there is a lawned garden with borders of mature plants and shrubs. Adjacent, is a block paved driveway providing ample off street parking, leading to a Detached Single Garage with light and power.

To the rear of the property there is an enclosed garden which comprises of a crazy paved walkway with a couple of steps down to a lawn which has mature planted borders.



GROUND FLOOR
929 sq.ft. (86.3 sq.m.) approx.



TOTAL FLOOR AREA: 929 sq.ft. (86.3 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee 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 units, 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 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 Consultant.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO₂) 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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