



1 Walton Walk & 36 Central Avenue, Chesterfield, S40
House & Shop on Approx. 1/4 Acre Plot - Offers in the Region of
£225,000



* THREE STOREY PERIOD SEMI-DETACHED HOUSE AND DETACHED RETAIL PREMISES (PREVIOUSLY A BUSY SANDWICH SHOP) WITH YARD & OUTBUILDINGS - POTENTIAL FOR A WIDE RANGE OF BUSINESS OPPORTUNITIES * REQUIRES RENOVATION * APPROX. 1/4 ACRE PLOT * CLOSE TO TOWN CENTRE * HISTORY OF PLANNING PERMISSION FOR APARTMENTS & GARAGES (1980's)

W T Parker are honoured to act in the sale of this unique sale of a three storey residential dwelling which fronts Walton Walk and shop (with yard and outbuildings) which fronts Central Avenue.

Conveniently situated close to the town centre and surrounded by a mix of residential and commercial premises, this sale will undoubtedly appeal to a wide scope of potential buyers including those looking to combine living and working spaces in one location.

Set on a generous 1/4 acre plot (approx), this property offers immense potential for those with a vision to transform it into their dream home. While the premises are in need of renovation, this presents a blank canvas for you to unleash your creativity and create a home and work space that truly reflects your style and preferences.

Don't miss out on the chance to own a piece of Chesterfield's history and make this property your own. With its prime location, ample space, and endless possibilities, this property is just waiting for the right owner to unlock its full potential.

Call now to view 01246 232156



HOUSE - 1 WALTON WALK

Ground Floor Accommodation

Accessing the property from Walton Walk, there is a double glazed entrance door leading into:

Lounge

12'5" x 12'9" (3.81 x 3.91)

With UPVC double glazed window to front elevation.

Dining Room

12'6" x 12'9" (3.83 x 3.91)

With window to rear, understairs store/half cellar and access to:

Kitchen

8'7" x 7'8" (2.62 x 2.35)

Requiring refitting and having window and door to rear.

First Floor Accommodation

Landing

5'9" x 12'9" (1.76 x 3.91)

Giving access to:

Main Bedroom

12'6" x 12'9" (3.83 x 3.91)

With front and aspect and UPVC double glazed window.

Bedroom Two

9'8" x 12'8" (2.96 x 3.88)

With window to rear elevation.

Bathroom

8'7" x 7'9" (2.64 x 2.37)

With window to rear elevation.

Second Floor

Attic Bedroom

19'3" x 11'6" (5.87 x 3.53)

A good sized bedroom, positioned in the eaves and having window to side elevation.

Outside

The property occupies a lovely mature plot which has pedestrian access to Walton Walk along with vehicular access via five bar gate from Central Avenue. The garden

is predominantly laid to lawn and has productive fruit trees, attached brick built outbuilding and gardeners' w.c. There is also ample space for off street vehicular standing.

SHOP - 36 CENTRAL AVENUE

Fronting Central Avenue, these premises could be used for a variety of purposes and most recently has accommodated a sandwich shop business. The shop is accompanied by a side/rear yard which facilitates further off street parking in addition to that which the house offers, and also has a range of outbuildings/garage.

Main Shop Area

15'11" x 18'10" (4.86 x 5.75)

Double fronted with large display windows either side of a main entrance door.

Rear Kitchen

7'3" x 18'8" (2.23 x 5.70)

With door to rear elevation.

Outside

To the side of the property, there is a double gate which provides access to secure parking and leads to the range of brick built outbuildings. There is also a useful covered workshop area which gives access to the rear of the shop/kitchen area.

Planning Permission

We understand from the sellers that permission was granted in the 1980's for four apartments with garages below (which has since lapsed).

All enquiries with regard to current development potential should be referred to the Planning Department at Chesterfield Borough Council.

Tenure

Freehold with vacant possession

Viewings

All viewings to be arranged strictly through the agents Marc or Rachael on 01246 232156 / residential@wtparker.com

Council Tax Banding

Chesterfield Borough Council
Band A

EPC Rating

G/1

IMPORTANT NOTE

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that:

1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing.

2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement.

3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority.

4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement.

5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property.

6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property.

7.Alterations to the details may be necessary during the marketing without notice.





1 Walton Walk - House



36 Central Ave - Shop



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		56
(39-54) E		
(21-38) F		
(1-20) G	1	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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