



**w****ards**  
estate agents

**110 Walton Road**  
Walton, Chesterfield, S40 3BU

**£220,000**

# 110 Walton Road

Walton, Chesterfield, S40 3BU

Offered with No Chain and Immediate Possession!!

Traditional Bay Fronted Period THREE BEDROOM SEMI DETACHED FAMILY HOUSE which has scope for side or rear extension (subject to consents) Situated in this extremely sought after residential location of Walton which is with splendid access for all local amenities, schools, pubs, restaurants, bistro's, bus routes, town centre & train station.

Internally the property is in need of a full scheme of modernisation and currently benefits from gas central heating with a Combi boiler and part wooden/part uPVC double glazing. Comprises of front porch to entrance hall, kitchen, front reception room, rear dining room. Two double first floor bedrooms and good sized single bedroom, 2 piece bathroom and separate WC.

To the front of the property there is ample off road parking on the driveway and leads to the potential Garage Space (subject to consents)

To the rear is a very good sized enclosed mature garden which is currently in need of some garden maintenance. Lawns, stocked borders and mature conifer hedge boundaries.

## Additional Information

Gas Central Heating- Alpha Combi Boiler (2019)  
part wooden single glazed/part uPVC Double Glazed Windows  
Gross Internal Floor Area- 88.6Sq.m/ 953.3Sq.Ft  
Council Tax Band - C  
Secondary School Catchment Area - Parkside Community School

## Front Porch

6'5 x 1'10 (1.96m x 0.56m)  
uPVC French doors

## Entrance Hall

11'5 x 0'7 (3.48m x 0.18m)  
with original entrance door. Useful storage cupboard. Meter cupboard

## Kitchen

11'10 x 7'0 (3.61m x 2.13m)  
with a basic range of base and wall units/cupboards and inset sink. Space for cooker. Door to the rear porch.

## Rear Porch

6'0 x 3'0 (1.83m x 0.91m)  
Doo to the gardens.

## Reception Room

12'6 x 10'5 (3.81m x 3.18m)  
Front aspect bay window. Original tiled fireplace with gas-fire.





### Dining Room

15'0" x 10'11" (4.57m x 3.33m)  
Original tiled fireplace. wood framed single glazed window.

### First Floor Landing

9'0" x 7'0" (2.74m x 2.13m)  
Access to the insulated attic space.

### Rear Double Bedroom One

12'0" x 11'10" (3.66m x 3.61m)  
Rear aspect window. Views over the rooftops towards the town centre and Crooked Spire.

### Front Double Bedroom Two

11'10" x 10'5" (3.61m x 3.18m)  
Front aspect window

### Front Single Bedroom Three

7'5" x 7'0" (2.26m x 2.13m)

### Half Tiled Bathroom

7'0" x 5'8" (2.13m x 1.73m)  
Comprising of a 2 piece suite which includes wash hand basin and bathtub with shower. Original airing cupboard with Alpha Combi Boiler (2019)

### Separate W/C

4'4" x 2'10" (1.32m x 0.86m)  
Low level WC

### Outside

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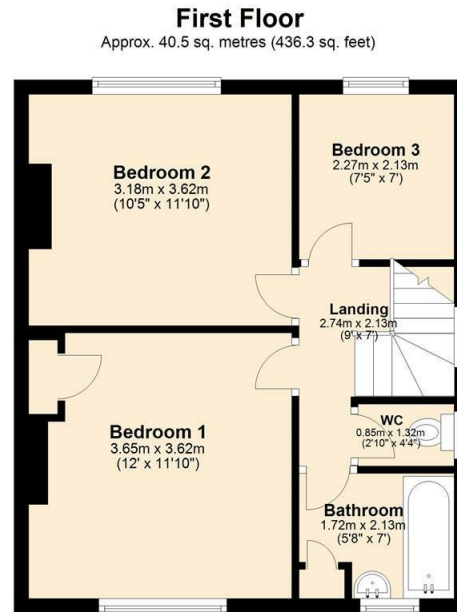
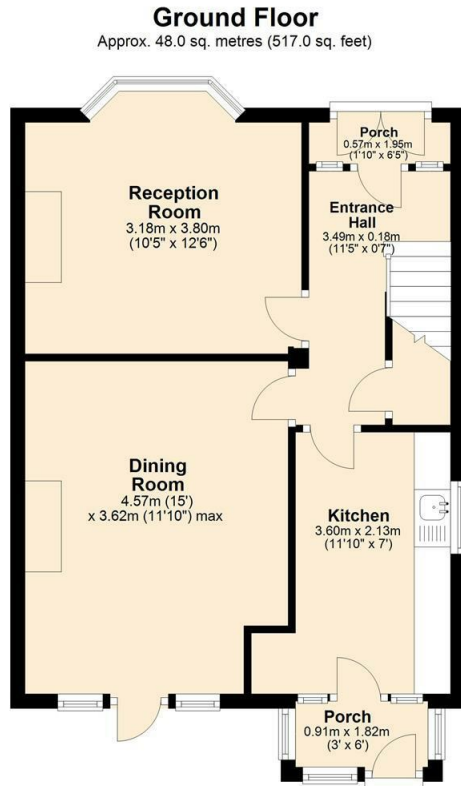
### School catchment areas

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.

Validation of offer. 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.



## Floor Plan

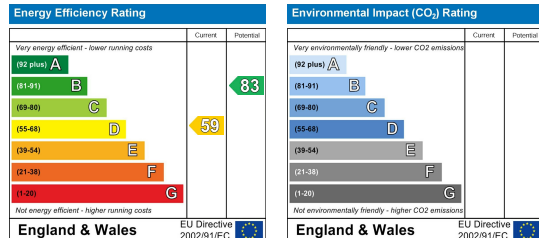


Total area: approx. 88.6 sq. metres (953.3 sq. feet)

## Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



## Area Map



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, 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.

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