



w**ards**
estate agents

14 Tunstall Green
Walton, Chesterfield, S40 2DY

£270,000

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Offered to the market with NO CHAIN!!

Great opportunity to acquire this THREE BEDROOM DETACHED FAMILY HOUSE which requires modernisation but with the potential of providing an excellent first time buyer or family home! Situated in this every popular location just off Walton Road and within easy reach of Walton Dam and Somersall Park. Enjoys easy access to local wine bars, coffee shops and boutiques on the doorstep. Convenient for Chesterfield Town Centre/Bakewell Bus Routes, Access to M1 & National Peak Park.

Internally the property requires some updating and currently benefits from gas central heating with a Combi boiler, uPVC double glazing/facias/soffits/end ridges and comprises of entrance hall, spacious through family reception room/dining room, rear conservatory and fitted kitchen. To the first floor two double bedrooms and third versatile bedroom which could be used for office/home working, fully tiled family bathroom with 3 piece suite.

To the front of the property there is block paved car standing space for 2 vehicles. Additional concrete car standing to the front driveway with side stone area and front hedge. Side access to the rear and Detached Garage. Enclosed rear gardens with fenced boundaries which are mainly laid to lawn and have a good sized stone patio.





Additional Information

Gas Central Heating with a Combi Boiler
uPVC Double Glazed windows./facias/soffits and end ridges
Gross Internal Floor Area-96.5 Sq.m/1038.2 Sq.Ft.
Council Tax Band - C
Secondary School Catchment Area -Parkside Community School

Entrance Hall

7'7" x 3'9" (2.31m x 1.14m)

Front uPVC entrance door. Stairs climb to the first floor

Reception Room

23'2" x 12'9" (7.06m x 3.89m)

Spacious through reception/dining room providing good family living space. Front aspect bay window and fireplace with electric fire. Laminate flooring. French doors led into the Conservatory.

Kitchen

9'11" x 7'4" (3.02m x 2.24m)

Comprising of a range of base and wall units with complementary work surfaces over having inset stainless steel sink with tiled splash backs. Space for cooker having an extractor fan above. Space is provided for washing machine and fridge. Useful pantry for storage and uPVC door leading to the rear gardens.

uPVC Conservatory

13'3" x 8'1" (4.04m x 2.46m)

Useful additional living space with views over the rear gardens. French doors onto the garden. Vinyl flooring.

First Floor Landing

8'0" x 5'8" (2.44m x 1.73m)

Access to the loft space

Front Double Bedroom One

11'11" x 8'7" (3.63m x 2.62m)

Front aspect window

Rear Double Bedroom Two

10'11" x 9'9" (3.33m x 2.97m)

Rear aspect window





Front Single Bedroom Three

9'2" x 6'10" (2.79m x 2.08m)

Good sized versatile third bedroom which could be used for office or home working space. Bulkhead.

Fully Tiled Family Bathroom

6'6" x 5'4" (1.98m x 1.63m)

Comprising of a 3 piece White suite which includes bath with electric shower above and shower screen, pedestal wash hand basin and low level WC.

Detached Garage

18'0" x 8'11" (5.49m x 2.72m)

Single detached concrete sectional garage.

Outside

To the front of the property there is block paved car standing space for 2 vehicles. Additional concrete car standing to the front driveway with side stone area and front hedge. Side access to the rear and Detached Garage. Enclosed rear gardens with fenced boundaries which are mainly laid to lawn and have a good sized stone patio.



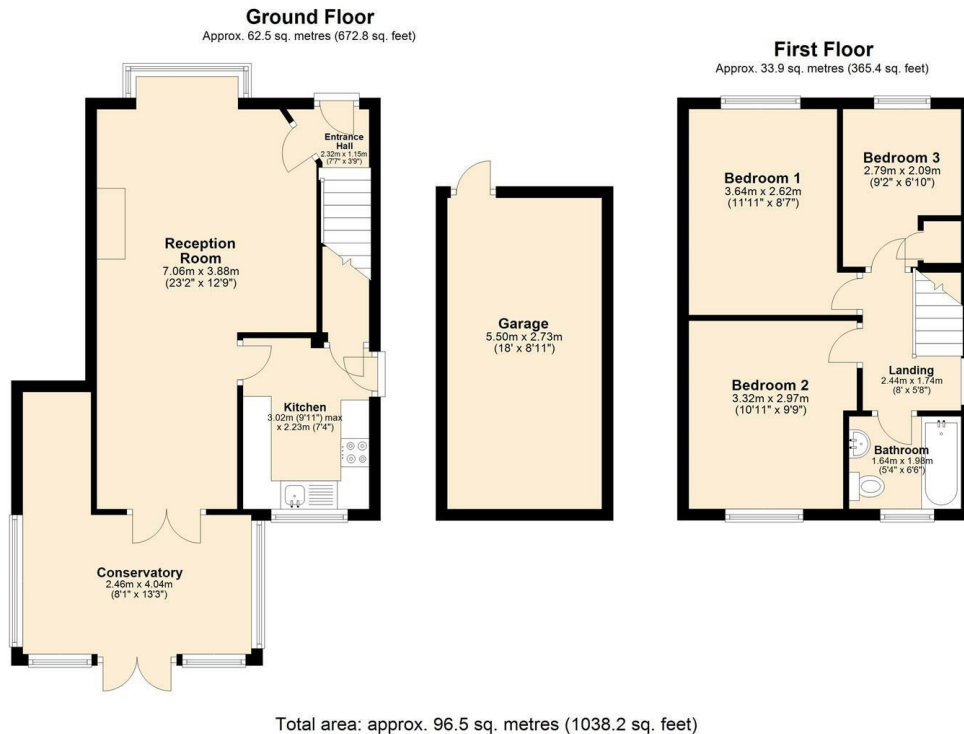
School catchment areas

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.

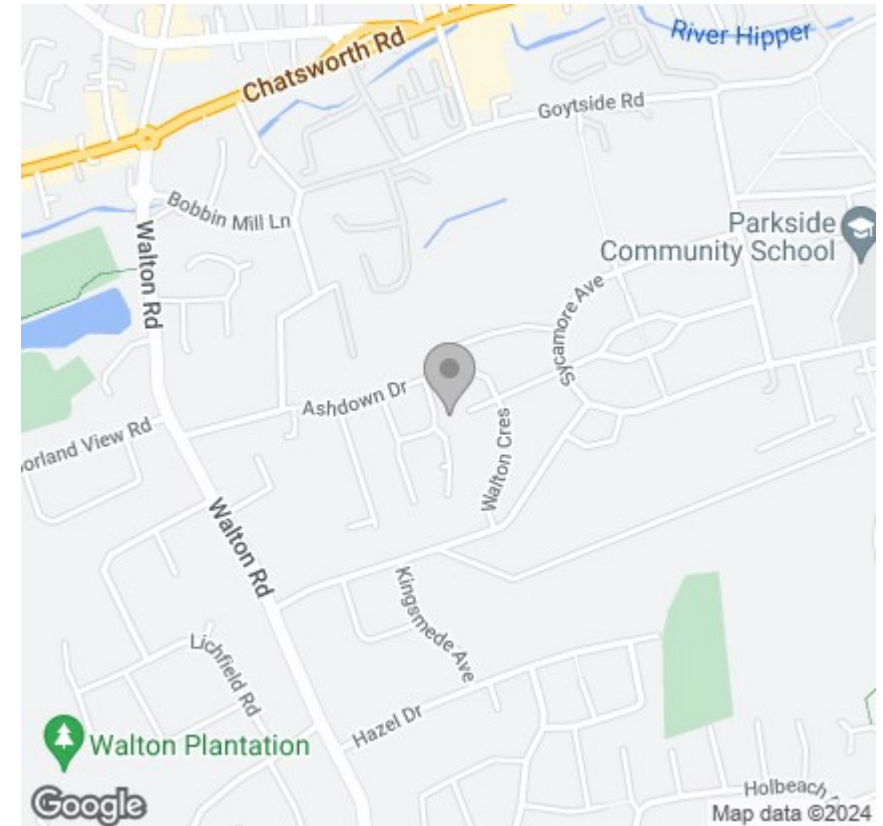


Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



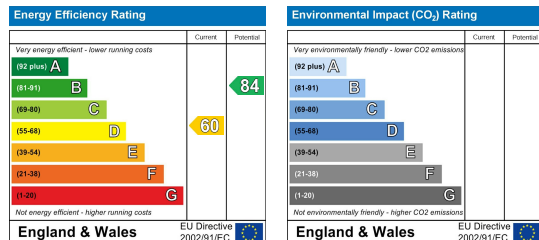
Area Map



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



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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