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estate agents

15 Walton Road

Walton, Chesterfield, S40 3DN

Guide price £175,000

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OFFERED TO THE OPEN MARKET WITH NO CHAIN AND IMMEDIATE POSSESSION!!!

Deceptively spacious THREE BEDROOM SEMI DETACHED FAMILY HOUSE with accommodation which has had a full scheme of modernisation completed following the property being flooded during 2023 including gas central heating with a Combi Boiler, replastering, uPVC double glazing to the ground floor and superb newly fitted kitchen.

Internally redecorated throughout and re-carpeted to the ground floor the property comprises on the ground floor of entrance hall, family reception room and superb newly fitted kitchen. To the second floor main double bedroom, second double and versatile bedroom which can be used for office or home working space. Fully tiled shower room with 3 piece White suite.

Situated in this ever popular sought after location within BROOKFIELD SCHOOL CATCHMENT and set on the fringe of the National Peak Park with Somersall Park and Walton Dam also nearby. Close to local amenities, restaurants, pubs & Bistro Cafes, bus routes, schools, doctors & within easy access of the town centre and major commuter links/train station.

Additional Information

The property has undergone a full scheme of refurbishment from an Insurance Claim following the property being flooded in 2023. (The vendors have advised that there has been no previous history of flooding prior to this for over 40 years)

Additional Information

- Gas Central Heating-
- New radiators to ground floor 2024
- New Roof -2015
- Wood sealed unit leaded windows to first floor
- uPVC double glazed windows to ground floor
- CCTV cameras
- Gross Internal Floor Area - 72.6 Sq.m/ 781.8 Sq.Ft.
- Council Tax Band - B
- Secondary School Catchment Area-Brookfield Community School

Entrance Hall

12'5" x 6'0" (3.78m x 1.83m)
uPVC entrance door into the hallway. Useful under stairs store cupboard with consumer unit. Stairs to first floor.

Reception Room

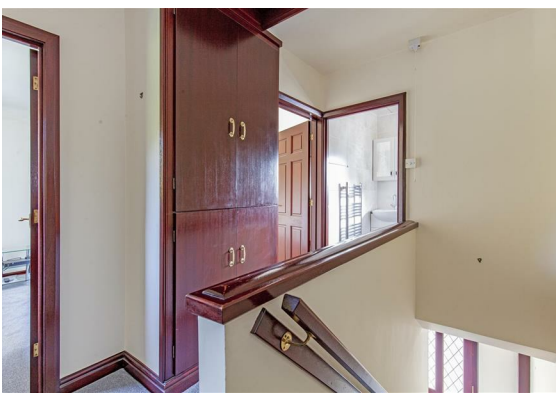
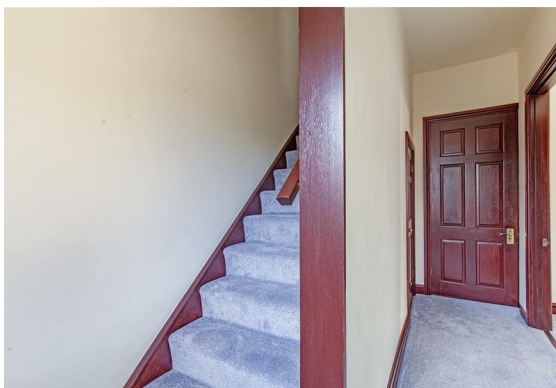
17'10" x 11'10" (5.44m x 3.61m)
Generous sized family living room having a fireplace with marble back and hearth with gas-fire. uPVC patio doors to the rear gardens. Wall lighting.

Superb Re-Fitted Kitchen

14'0" x 7'4" (4.27m x 2.24m)
Modern range of base and wall units with complimentary work surfaces over with inset composite sink and tiled splash backs. Space for Range Cooker (Duel Fuel) with chimney extractor above. Baxi Combi Boiler(2024) . Space for washing machine and dryer (both appliances included) Integrated fridge freezer

First Floor Landing

10'0" x 7'8" (3.05m x 2.34m)
Linen storage cupboard. Access to the insulated loft space.





Front Double Bedroom One

11'10" x 10'7" (3.61m x 3.23m)

A good sized main double bedroom with front aspect window.

Rear Double Bedroom Two

10'8" x 6'11" (3.25m x 2.11m)

Generous second bedroom with rear aspect window overlooking the gardens and pleasant aspect beyond.

Rear Double Bedroom Three

10'9" x 7'4" (3.28m x 2.24m)

A versatile third bedroom which could also be used for office or home working space.

Fully Tiled Shower Room

6'0" x 5'7" (1.83m x 1.70m)

Comprising of a shower cubicle with electric shower (new in Nov 2023) wash hand basin set in vanity cupboard. Low level WC. Chrome heated towel rail. Panelled ceiling and downlighting. Wall vanity cabinet. Tiled floor.

Outside

Front low stone wall side fenced boundary and large area of block paved parking area which is ample for two/three vehicles. Secure side gate to the rear garden.

Well tended rear enclosed gardens with substantially fenced boundaries, large stone patio area and lower lawn area.

Large garden shed with power. Two greenhouses.

Secure fenced animal/dog enclosure.

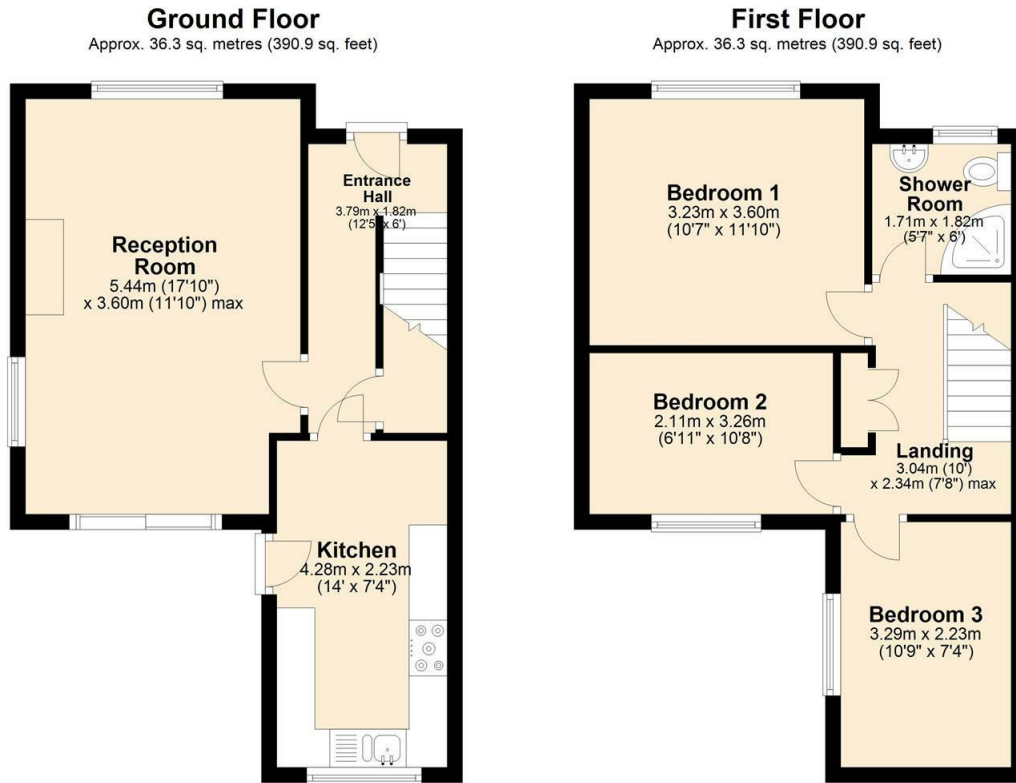


School catchment areas

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

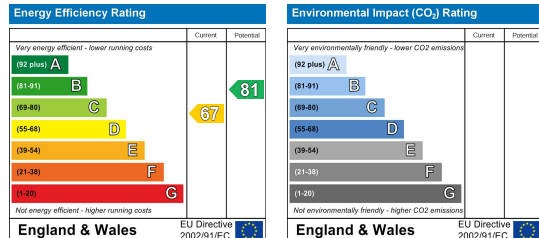


Total area: approx. 72.6 sq. metres (781.8 sq. feet)

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.