



wards
estate agents

27 Creswick Close
Walton, Chesterfield, S40 3PX

£185,000

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Offered to the market with NO CHAIN & IMMEDIATE POSSESSION

Early viewing is recommended of this well presented and maintained TWO BEDROOM SEMI DETACHED BUNGALOW which is situated in this very sought after cul de sac within an extremely popular residential location on the West of Chesterfield.

Highly sought after residential location which is close to local shops, post office, cafe, bus routes and is within close proximity to Somersall Park, in the Heart of Walton within Brookfield School Catchment.

Internally the accommodation benefits from gas central heating with a Combi boiler (serviced 27/5/25) and uPVC double glazing/facias/guttering/end ridges and comprises of a side entrance porch into the hallway, front reception room, modern fitted integrated kitchen, main double bedroom with fitted wardrobe, second bedroom and attractive shower room with 3 piece suite.

Splendid front block paved driveway which provides ample car parking spaces. Low maintenance garden with multi colour pebbles. Outside front lantern. Side secure gate provides access to the rear gardens.

Enclosed rear garden with fenced/hedge boundaries. Block patio, low level walling with steps to the lawn area with stocked side borders. Outside water tap. Garden Shed





Additional Information

Gas Central Heating -Baxi Combi boiler- serviced 27/5/2025

u P V C double glazed windows/facias/guttering/dry end ridges

Gross Internal Floor Area - 47.5 Sq.m/ 512.0 Sq.Ft.

Council Tax Band - B

Secondary School Catchment Area-Brookfield Community School

Side Entrance Porch

6'1" x 3'11" (1.85m x 1.19m)

Having a front composite entrance door into the porch area. Internal uPVC door leads into the main hallway.



Hallway

10'3" x 8'8" (3.12m x 2.64m)

Laminate flooring and access to the attic space. Cupboard with Baxi Combi boiler - serviced 27/5/2025

Modern Re-Fitted Kitchen

9'3" x 6'7" (2.82m x 2.01m)

Comprising of a range of base and wall units with complimentary work surfaces, inset stainless steel sink and panelled splash backs. Integrated oven, hob and extractor fan above. Space for fridge and washing machine. Chrome heated towel rail and downlighting. Vinyl flooring.



Reception Room

14'6" x 10'7" (4.42m x 3.23m)

A pleasant living room with front aspect bay window overlooking the front gardens. Feature contemporary fireplace with electric fire. Laminate flooring.

Rear Double Bedroom One

12'1" x 8'7" (3.68m x 2.62m)

Main double bedroom with mirror fronted double fitted wardrobe. Rear aspect window which overlooks the gardens. Laminate flooring.



Front Single Bedroom Two

8'8" x 7'2" (2.64m x 2.18m)

Second bedroom again having a rear aspect overlooking the gardens. This is a versatile room which could also be used for office/study/home working space. Laminate flooring.



Attractive Modern Shower Room

6'0" x 5'5" (1.83m x 1.65m)

With panelled walling and comprising of a 3 piece suite which includes a low level WC and wash hand basin set in slimline vanity units. Showering area with rainfall shower. Chrome heated towel rail.

Outside

Splendid front block paved driveway which provides ample car parking spaces. Low maintenance garden with multi colour pebbles. Outside front lantern. Side secure gate provides access to the rear gardens.

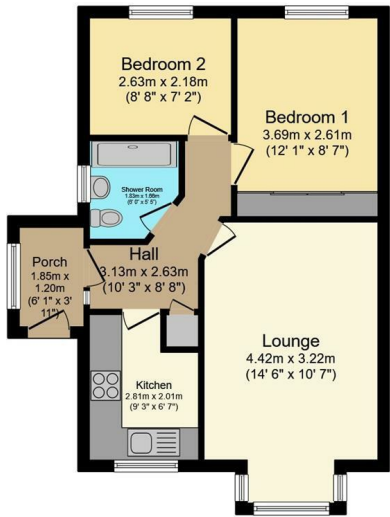
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School catchment areas

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



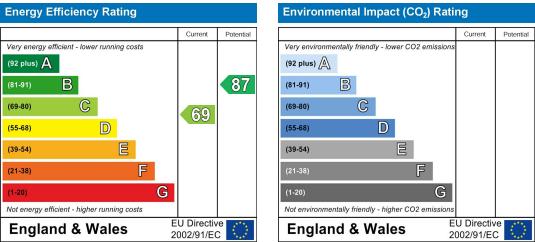
Floor Plan
Floor area 47.5 sq.m. (512 sq.ft.)

Total floor area: 47.5 sq.m. (512 sq.ft.)
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.

