



w**ards**
estate agents

3 Moorland View Road

Walton, Chesterfield, S40 3DD

Guide price £270,000

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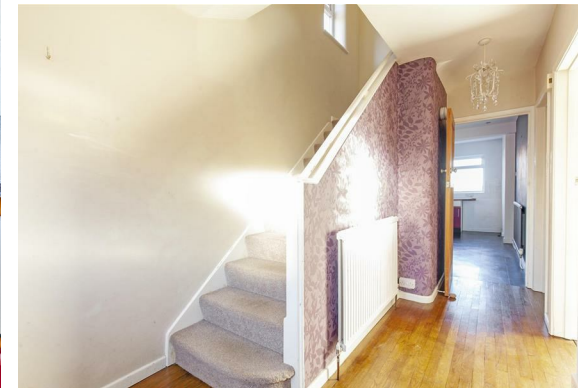
Guide Price £270,000 - £275,000

OFFERED WITH NO CHAIN & IMMEDIATE POSSESSION!!

Viewing is recommended of this Traditional **THREE BEDROOM EXTENDED DETACHED FAMILY HOUSE** which has great potential with some upgrading to make a fabulous starter or family house! Situated in this ever popular residential setting backing onto Walton Dam, close to Somersall Park, local shops, bus routes and within Brookfield School Catchment. Perfectly suited for First Time Buyers, Family Living or Downsizing alike.

Requiring some modernisation the internal accommodation benefits from Gas central heating with a Combi boiler(Installed Oct 2022 & serviced) uPVC double glazing. Gas & Electrical Certificates 2024. Includes front spacious entrance hall, front reception room with bay window, rear dining room, extended rear kitchen, rear porch/sun room and separate Cloakroom/WC To the first floor front main double bedroom with bay window, rear double bedroom with fabulous views towards Walton Dam and beyond, front single bedroom and two piece partly tiled family bathroom with Separate WC.

Front mature established garden with long side driveway which provides ample car standing spaces and leads to the Detached Single Garage. Rear enclosed gardens being low maintenance having lawn and substantial hedge boundaries.





Additional Information

Gas Central Heating-Combi boiler installed April 2022 and serviced
 Current Gas & Electrical Reports 2024
 Mostly uPVC double glazed windows
 Gross Internal Floor Area - 113.0 Sq.m/ 1216.0 Sq.Ft.
 Council Tax Band - C
 Secondary School Catchment Area- Brookfield Community School

Spacious Entrance Hall

14'6" x 6'11" (4.42m x 2.11m)

uPVC front entrance door with side stained glass panels. Original wooden floor.



Reception Room

12'7" x 12'3" (3.84m x 3.73m)

Front aspect bay window. Original wooden flooring.

Dining Room

13'6" x 12'3" (4.11m x 3.73m)

Rear aspect wooden framed bay window

Kitchen

14'10" x 6'11" (4.52m x 2.11m)

Comprising of a range of base and wall units with Gloss finish. Complimentary work surfaces and inset stainless steel sink unit. Space for cooker, washing machine and fridge/freezer. Worcester Bosch Combi boiler.



Cloakroom

7'0" x 6'7" (2.13m x 2.01m)

Comprising of a 2 piece suite which includes low level WC and wash hand basin.

Rear Porch/Sun Room

12'0" x 3'10" (3.66m x 1.17m)

Wooden framed rear porch/sun room with door leading to the rear gardens.

First Floor Landing

10'9" x 6'11" (3.28m x 2.11m)

Access to the insulated loft space.

Front Double Bedroom One

12'7" x 12'2" (3.84m x 3.71m)

Front aspect bay window.

Rear Double Bedroom Two

12'3" x 12'2" (3.73m x 3.71m)

A second double bedroom with rear aspect window.





Front Single Bedroom Three

6'11" x 6'11" (2.11m x 2.11m)

Front aspect window.

Part Tiled Family Bathroom

8'11" x 5'6" (2.72m x 1.68m)

Comprising of a 2 piece suite which includes bath with mains shower and screen, pedestal wash hand basin. Tiled floor.

Separate WC

4'0" x 2'8" (1.22m x 0.81m)

Low level WC



Detached Garage

16'8" x 9'1" (5.08m x 2.77m)

Brick built garage with new roof 2022, lighting and power. Rear access door into the garden.

Outside

Front mature established garden and a driveway with ample car parking spaces and with access to the garage

To the rear is an enclosed low maintenance garden with substantial hedge boundaries. Lawn area with established side borders.

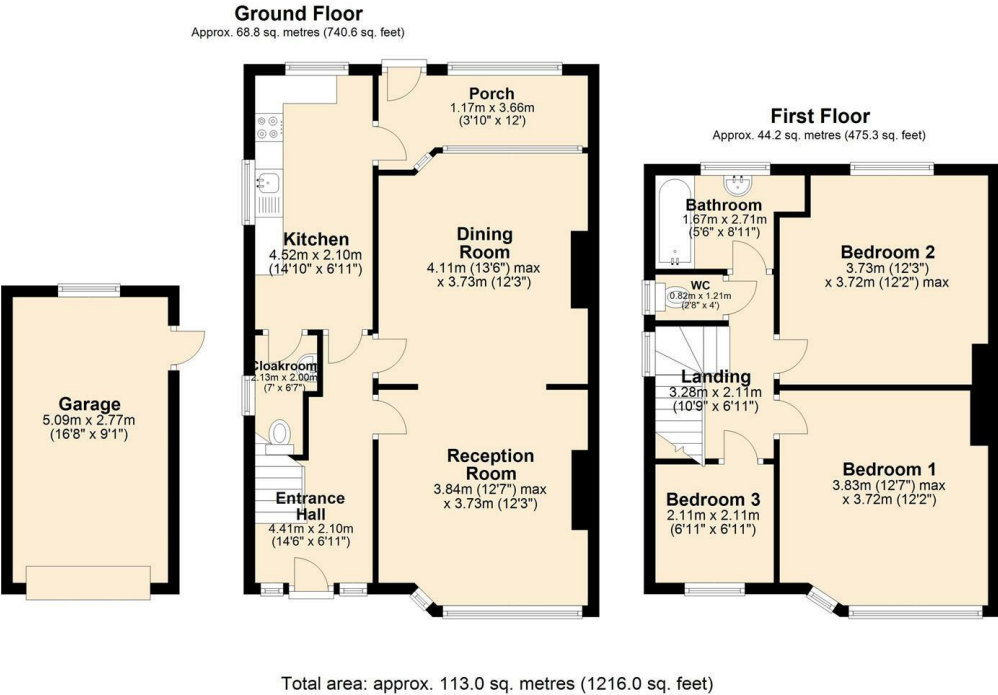


School catchment areas

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.

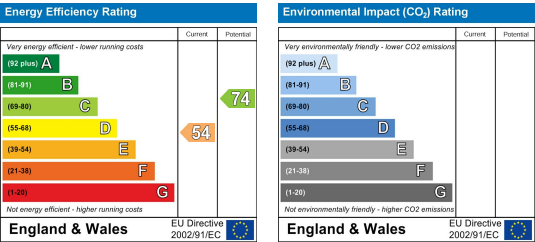
Floor Plan



Viewing

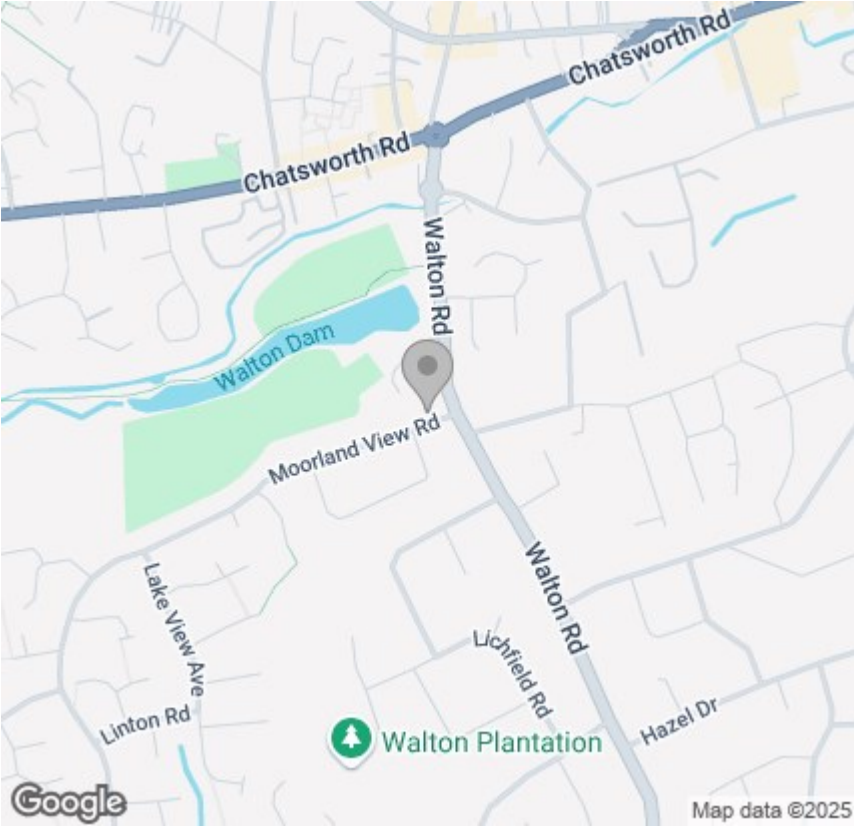
Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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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.

