



HUNTERS[®]
EXCLUSIVE

**191 Walton Road, Walton,
Chesterfield, S40 3BT**

Offers In Region Of: £330,000

Hunters are pleased to offer For Sale this extended three bedroom detached house with garage - offered with NO CHAIN.

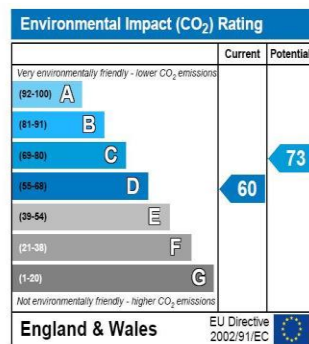
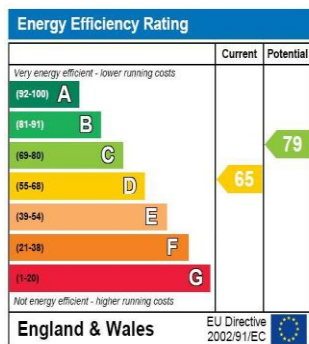
A WONDERFUL FAMILY HOME PRESENTED TO A HIGH STANDARD & READY TO MOVE STRAIGHT INTO
Situated in a highly sought after area & within Brookfield School Catchment area close to Walton Dam & country walks & within a short drive of the Peak District, Matlock Bath & beyond!

Standing on a beautiful, private plot with a fantastic, family sized, enclosed garden with patio, decking and lawn - offering a good degree of privacy.

The accommodation comprises:- porch, entrance hall with loads of storage & downstairs WC, front dining room with bath window, rear lounge with sitting room extension with french doors to the rear garden & extended fitted kitchen / diner.

Three first floor bedrooms (two double and one single) and spacious, four piece family bathroom.
Gas centrally heated and double glazed.

INSPECTION HIGHLY RECOMMENDED - CONTACT HUNTERS 24/7



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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VIEWING ARRANGEMENTS

By Appointment With: Hunters

Tel: 01246 540540

OPENING HOURS:

Monday 9am – 5.15pm

Tuesday 9am – 5.15pm

Wednesday 9am – 5.15pm

Thursday 9am – 5.15pm

Friday 9am – 5.15pm

Saturday 9am – 4pm

Sunday closed

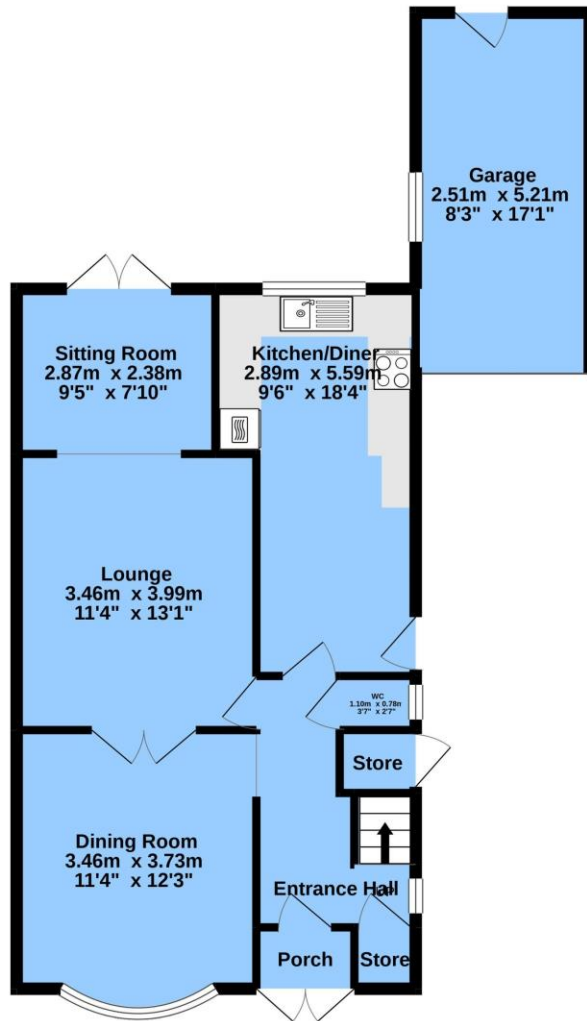
THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

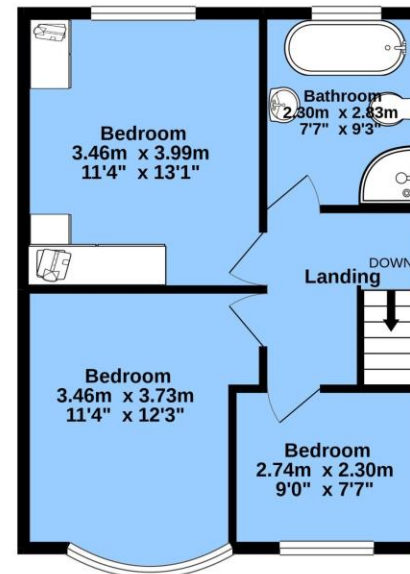
DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

GROUND FLOOR
71.8 sq.m. (773 sq.ft.) approx.



1ST FLOOR
45.0 sq.m. (484 sq.ft.) approx.



TOTAL FLOOR AREA : 116.8 sq.m. (1257 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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