



70 Ling Road, Walton, Chesterfield, S40 3HS
GUIDE PRICE £250,000 - £260,000



*** GUIDE PRICE £250,000 - £260,000 *** IMMACULATE SEMI-DETACHED FAMILY HOME * THREE BEDROOMS (TWO WITH FITTED WARDROBES) * REFITTED DINING KITCHEN WITH QUALITY UNITS * LOUNGE WITH BAY WINDOW * REFITTED SHOWER ROOM/W.C. * COMPLETELY REFURBISHED THROUGHOUT * DETACHED GARAGE * DRIVEWAY AND CAR PORT * FRONT & REAR GARDENS * RE-WIRED * RENEWED GAS CENTRAL HEATING BOILER * REPLACEMENT DOUBLE GLAZED WINDOWS & DOORS THROUGHOUT * REPLACEMENT INTERNAL DOORS

Occupying a lovely position in the highly regarded and well-served area of Walton, this semi-detached family home has been refurbished throughout by the current owners and now boasts immaculate and ready to move into accommodation.

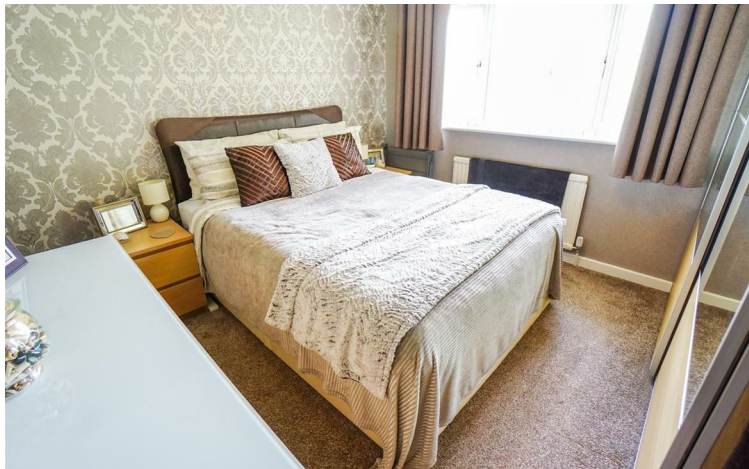
Offering a well proportioned living space and a practical layout the accommodation comprises a welcoming reception hall with entrance door to front elevation and stairs to first floor, lounge with bay window to front elevation, refitted dining kitchen with quality units, integrated appliances and views over and door out to the rear garden. Upstairs, there are three generous bedrooms (two of which have fitted wardrobes) and a refitted shower room/w.c. with contemporary suite.

Outside, there are gardens to both front and rear elevations along with a driveway which provides off street parking and leads to the attached car port and detached garage.

It is also worth noting that the sellers have completely refurbished the property throughout over recent years to include replacement windows and doors, replacement internal doors, new boiler, replastering works along with a new kitchen and bathroom.

The property truly is a first class example of a property of this type.

Viewing is strictly through the selling agents; Rachael or Lisa on 01246 232156 / residential@wtparker.com



GROUND FLOOR ACCOMMODATION

Reception Hall

With double glazed door and side panels to front elevation, stairs to first floor accommodation and radiator.

Spacious Lounge

15'9" (into bay) x 10'9" (4.81m (into bay) x 3.28m)
A good sized, bright and airy lounge with double glazed bay window to front elevation which enjoys a lovely aspect. There is also a radiator.

Full Width Dining Kitchen

17'5" x 8'7" (5.32m x 2.64m)
Enjoying a rear aspect with two double glazed windows overlooking the garden, this room has been fitted with a range of quality base and wall cupboard units with Silestone worksurfaces and upstands over along with inset single drainer composite sink unit with mixer tap over. Also having built-in electric oven with ceramic hob and extractor canopy over, integrated washing machine, ceramic tiled splashbacks, ceramic tiled flooring, radiator, double glazed window to outside and door to useful cloaks cupboard.

FIRST FLOOR ACCOMMODATION

Landing

With double glazed window to side elevation and doors leading off to:

Bedroom One

12'11" (into bay) x 10'9" (3.94m (into bay) x 3.28m)
Enjoying a lovely front aspect through a double glazed bay window and also having fitted wardrobes along one wall with mirror fronted sliding doors

providing ample hanging and storage facilities., radiator.

Bedroom Two

10'9" x 10'4" (3.28m x 3.16m)
Another double bedroom, this time to the rear elevation and having further fitted wardrobes with mirrored sliding doors providing further useful storage space and also housing the gas central heating boiler.

There is also a double glazed window to rear elevation and radiator.

Bedroom Three

6'11" x 6'3" (2.12m x 1.92m)
A good sized third bedroom with double glazed window to front elevation and radiator.

Refitted Shower Room/WC

6'11" x 6'2" (2.13m x 1.88m)
Having been refitted with a white suite comprising large quadrant shower enclosure with fitted showers and sliding doors, vanity unit with wash basin over and storage below, low flush w.c., ceramic wall and floor tiling, double glazed window to side elevation and heated towel rail.

Outside

To the front of the property there is forecourt walled garden which is mainly laid to lawn with driveway providing off street parking. There is also an attached car port with eaves storage and recently erected detached garage which has up and over door and side personnel door.

Gardens to the rear are mainly laid to lawn with patio area and have clearly defined boundaries.

Council Tax Banding

Band B - Chesterfield Borough Council

Viewing Arrangements

For further information or to arrange a viewing, please contact the agents:

Lisa Griffiths | 01246 232156 | lisa@wtparker.com
Rachael Grange 01246 232156 | rachael@wtparker.com

Local Authority & Planning

All enquiries should be directed to:

Chesterfield Borough Council
Town Hall
Rose Hill
Chesterfield
S40 1LP
Tel: 01246 345345

EPC

The Property has an EPC Rating of 49/E

It is worth noting that since this EPC was produced the vendors have replaced the windows, doors and boiler which will have had a positive impact on the energy rating.

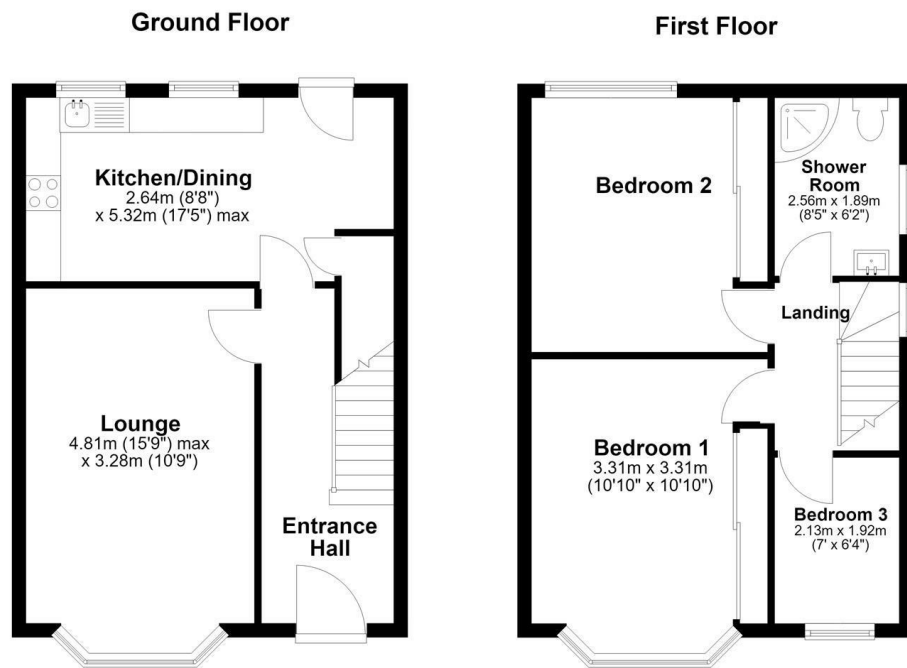
Services

We understand all mains services are connected to the Premises.

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that: 1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing. 2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement. 3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority. 4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement. 5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property. 6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property. 7.Alterations to the details may be necessary during the marketing without notice.







Total area: approx. 76.6 sq. metres (824.9 sq. feet)

Approx. Dimensions. For Identification Purposes Only.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



4 Glumangate, Chesterfield, S40 1QA
Telephone: 01246 232156
E-Mail: residential@wtparker.com
Website: www.wtparker.com