



7 Tunstall Way, Walton, Chesterfield, Derbyshire, S40 2RH

Offers In The Region Of £195,000

- SEMI DETACHED BUNGALOW
- NO CHAIN
- CLOSE TO LOCAL AMENITIES
- UPVC DOUBLE GLAZING
- GARAGE AND OFF ROAD PARKING
- TWO BEDROOMS
- LOCATED IN A MUCH SOUGHT AFTER LOCATION
- GAS CENTRAL HEATING
- LEVEL ENCLOSED GARDEN
- WELL PRESENTED THROUGHOUT

7 Tunstall Way, Chesterfield S40 2RH

A superb opportunity has arisen to purchase this fine semi-detached bungalow. Situated in arguably one of Chesterfield's most popular residential areas, just a stone's throw from the town centre and with easy access to the glorious Peak District National Park. The property is well presented and whilst requiring some basic redecoration it does benefit from gas fired central heating, uPVC double glazing, practical shower room, fitted kitchen, enclosed level gardens, off road parking and garage.

Walton is traditionally an extremely popular location with discerning buyers being drawn to the area for its close vicinity to a range of amenities, including shops, doctors surgery's, pharmacies, parks and woodland. Just a short walk down the hill is Chatsworth Road, which has a vibrant social scene with boutique shopping, popular bistros and restaurants, many traditional real ales pubs and cafes.



Council Tax Band: B



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Having a uPVC entrance door with inlaid glazed panel and complementary side panel, two useful storage cupboards and access is provided to the loft space which offers further storage potential and is where the combi boiler is housed.

LIVING ROOM

14'5" x 10'5"

A well proportioned living room with a front facing uPVC double glazed bow window, a central heating radiator and a feature fire surround with inset living flame gas fire.

KITCHEN

9'2" x 6'6"

Fitted with a comprehensive range of units above and below roll top work surfaces with matching upstand and tiled splash back. Incorporated within is an electric oven and grill and a four ring gas hob with extractor over. There is also a one and a half bowl stainless steel sink with mixer taps, space for an undercounter fridge and space and plumbing for an automatic washing machine. A front facing double glazed window provides views onto the front garden and of the cul de sac.

BEDROOM ONE

12'2" x 8'6"

With a rear facing uPVC double glazed window which looks onto the rear garden and a central heating radiator.

BEDROOM TWO

8'5" x 7'1"

With a rear facing uPVC double glazed window which looks onto the rear garden and central heating radiator.

SHOWER ROOM

6'1" (max) x 5'5" (max)

Fitted with a three piece suite comprising of a corner shower cubicle with a Mira electric shower, a vanity wash hand basin and a low flush W/C. There are ceramic tiles to the floor and walls, a central heating radiator and side facing uPVC double glazed window.

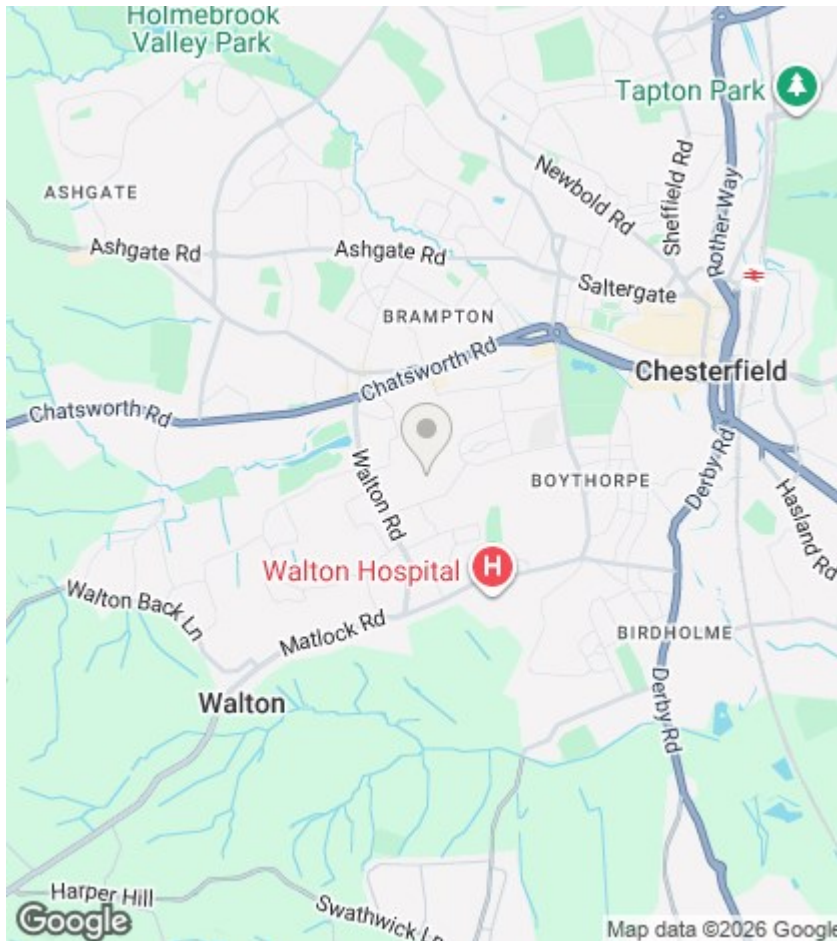
OUTSIDE

To the front of the property sees a lawned garden with mature shrubs. A driveway provides ample car standing space and in turn leads to a single detached garage.

To the rear sees a mature enclosed garden with shrub and floral beds and a paved patio.

GENERAL

Please note that the property is being sold as part of a deceased estate and whilst Probate has been applied for, at the point of marketing, the grant has not been received. However we do anticipate the Grant being issued during the course a normal sales transaction.



Directions

Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor

Approx. 44.1 sq. metres (474.2 sq. feet)

