

wards
estate agents

11 Moston Walk

Grangewood, Chesterfield, S40 2HJ

Offers in the region of £135,000

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Situated in this ever popular residential location with in very close proximity of the town centre and having good local amenities, schools, bus routes, Queens Park & Leisure Centre all within easy access.

This spacious TWO DOUBLE BEDROOM SEMI-DETACHED HOUSE is ideally suited for - first-time buyers, small families or investors alike!! Potential Yield of 6% per annum- based upon a purchase price of £135,000 and a monthly rental of £750.00

Please be advised this property is of non-standard construction (Wimpey No-Finds), please ask branch for more information.

Internally the property benefits from Gas Central Heating (Alpha Combi Boiler) & uPVC Double Glazing Throughout and comprises of spacious entrance hall, front reception room, rear kitchen/dining room. To the first floor :- front main double bedroom with built in wardrobe/storage cupboard & second rear double bedroom. Fabolous family bathroom recently refitted and comprises of a four piece suite !

Substantially fenced boundaries to the front with secure gate. Mature lawn area, and an abundance of trees, plants & shrubs, plumb chippings. Patio area & outside lighting.

Low maintenance rear garden with substantially fenced boundaries and secure side gate. Large patio area, decking with pergola above creating an ideal space for outside family & social entertainment. Outside tap and shed. Communal Parking

























Additional Information
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Additional Information
Gas Central Heating- Alpha Combi Boiler (service 2026 certificate to be provided)
uPVC double glazed windows
Gross Internal Floor Area- 75.7 Sq.m/ 814.4 Sq.Ft.
Council Tax Band -A
Secondary School Catchment Area -Parkside Community School

Spacious Entrance Hall
14'4" x 5'9" (4.37m x 1.75m)
Front uPVC entrance door leading into the spacious hallway, which is open plan to the reception room & kitchen. Useful storage cupboard & stairs leading to the first floor. uPVC double glazed window.

Reception Room
14'4" x 11'4" (4.37m x 3.45m)
Arched doorway, leading into the good-sized family room with Shaker wall panelling and feature gas fireplace set upon a hearth with surround. uPVC French doors which open onto the front lawn.

Kitchen/Dining Room
17'5" x 8'8" (5.31m x 2.64m)
Arched doorway with downlights leading into the kitchen/dining room. Comprising a range of White base & wall units with complimentary work surfaces above and tiled splash back & feature tiled flooring. Inset stainless steel sink with chrome mixer tap, integrated single oven with gas hob above & extractor fan above. Space & plumbing available for dishwasher & washing machine, space or fridge/freezer. uPVC French doors leading to the rear garden.

First Floor Landing
6'0" x 5'8" (1.83m x 1.73m)
Access into both bedrooms & family bathroom, useful storage cupboard and access into the insulated & mostly boarded loft space which has shelving units.

Front Double Bedroom One
14'6" x 9'9" (4.42m x 2.97m)
Main bedroom with built in storage cupboard / wardrobe where the boiler is located. Front aspect uPVC window with views over the front lawn.













Rear Double Bedroom Two
13'7" x 9'2" (4.14m x 2.79m)
Second versatile double bedroom could be utilised as an office, study or homeworking space. Rear aspect uPVC window with views over the rear garden & "The Green".

Stunning Family Bathroom
9'11" x 7'3" (3.02m x 2.21m)
Refitted family bathroom being mostly tiled and comprises of a four piece suite which includes :- shower cubical with dual shower head which includes a rainfall shower, bath with shower attachment, pedestal wash hand basin with mixer tap, low-level W/C. Black heated towel rail, downlights & tiled flooring.

Outside
Substantially fenced boundaries to the front with secure gate. Mature lawn area, and an abundance of trees, plants & shrubs, plum chippings. Patio area & outside lighting.

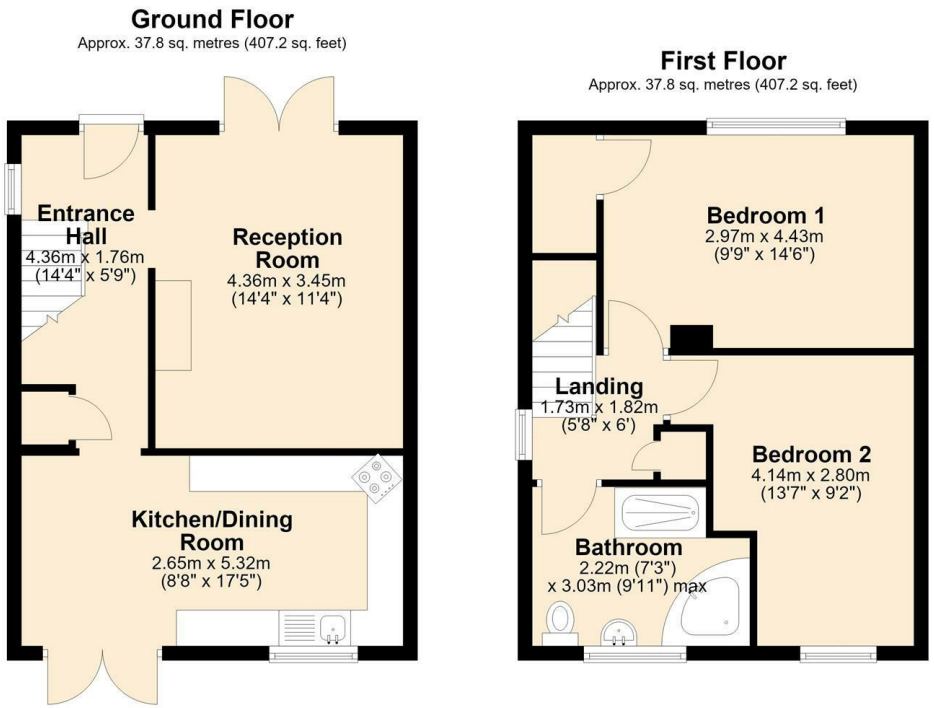
Low maintenance rear garden with substantially fenced boundaries and secure side gate. Large patio area, decking with pergola above creating an ideal space for outside family & social entertainment. Outside tap and shed. Communal Parking.

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



Total area: approx. 75.7 sq. metres (814.4 sq. feet)

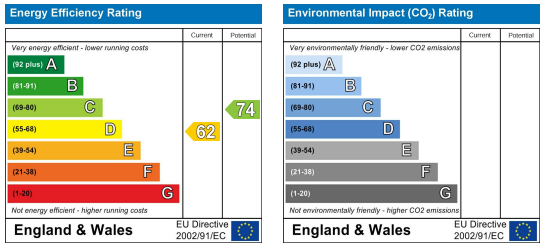
Area Map



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



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.

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