10 Greenways,
Walton, S40 3HF

£425,000

WILKINS VARDY

£425,000

DETACHED BUNGALOW ON GENEROUS PLOT - DOUBLE GARAGE - NO UPWARD CHAIN

Offered for sale with no upward chain is this neutrally decorated detached bungalow occupying a generous plot, offering excellent potential for further improvement. Requiring some cosmetic updating, the property provides spacious and versatile accommodation, including a generous living/dining room, good sized kitchen/diner, three bedrooms, a useful cloaks/WC and a family bathroom.

Externally, the property benefits from lawned gardens to both the front and rear, with the rear garden incorporating a patio area, providing an ideal space for outdoor dining and relaxation. There is also an attached double garage, together with driveway parking.

An appealing opportunity for those looking for a detached bungalow with scope to add their own style.

Greenways is a popular location, with shops and amenities nearby in Walton and Brampton, and being just a short distance from Somersall Park. The property is also readily accessible for transport links into the Town Centre and towards the Peak District.

- DETACHED BUNGALOW ON GENEROUS PLOT
- SPACIOUS LOUNGE/DINER
- GOOD SIZED KITCHEN WITH INTEGRATED COOKING APPLIANCES
- THREE BEDROOMS, TWO HAVING BUILT-IN STORAGE
- FAMILY BATHROOM
- DOUBLE GARAGE & DRIVEWAY PARKING
- LAWNED GARDENS TO THE FRONT AND REAR
- NO UPWARD CHAIN
- BROOKFIELD SCHOOL CATCHMENT AREA
- EPC RATING: D

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 116.5 sq.m./1253 sq.ft. (including Double Garage)
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

A uPVC double glazed front entrance door with double glazed side panel opens into a ...

Entrance Hall

Cloaks/WC

Fitted with a 2-piece white suite comprising a hand wash basin and a low flush WC.

Lounge/Diner

23'3 x 13'9 (7.09m x 4.19m)
A generous front facing reception room having a feature fireplace with ornate surround and a fitted gas fire sat on a marble hearth.

Inner Hall

Having a built-in storage cupboard housing the hot water cylinder.

Kitchen/Diner

16'1 x 10'7 (4.90m x 3.23m)
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset single drainer sink with mixer tap.
Integrated appliances to include an electric double oven and hob with extractor over.
Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer and an under counter fridge and freezer.
Vinyl flooring and spotlights.
A uPVC double glazed door gives access onto the rear of the property.

Bedroom Two

10'10 x 9'6 (3.30m x 2.90m)
A side facing double bedroom having a built-in wardrobe.

Bedroom One

12'2 x 10'10 (3.71m x 3.30m)
A good sized rear facing double bedroom having a range of built-in wardrobes along one wall.

Bedroom Three

10'2 x 7'5 (3.10m x 2.26m)
A good sized rear facing small double/single bedroom.

Family Bathroom

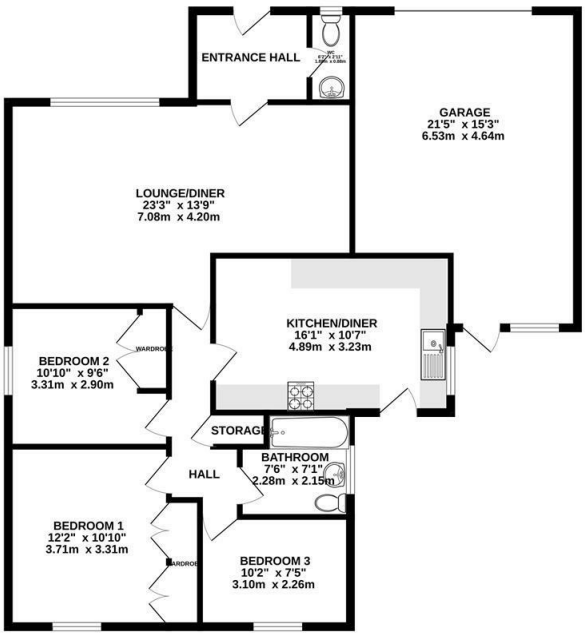
7'6 x 7'1 (2.29m x 2.16m)
Being fully tiled and fitted with a 3-piece suite comprising a panelled bath with electric shower over, pedestal hand wash basin and a low flush WC.

Outside

To the front of the property a tarmac driveway provides off street parking and leads to the Double Garage. There is also a lawned garden with some shrubs.

To the rear of the property there is a paved patio and a lawned garden with mature planted side borders.

GROUND FLOOR
1253 sq.ft. (116.5 sq.m.) approx.



TOTAL FLOOR AREA : 1253 sq.ft. (116.5 sq.m.) 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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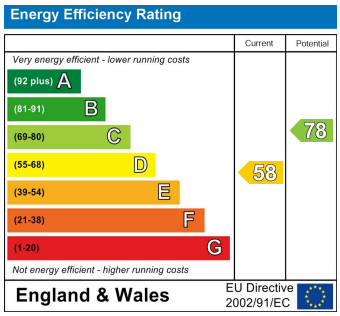

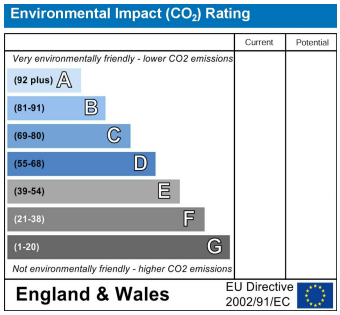

VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014
Only items referred to in these particulars are included in the sale.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, gas fire, kitchen appliances, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received 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.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Brookfield Community School 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 ensure satisfaction of their entry criteria.

Validation Of Offers: 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. This will usually entail anyone making an offer being interviewed by our Financial Consultant.

CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

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