



12 Ling Road,  
Walton, S40 3HS

£250,000

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WILKINS VARDY

# £250,000

BAY FRONTED SEMI - THREE BEDROOMS - MODERN BATHROOM - GARAGE & DRIVEWAY PARKING

A bay fronted semi detached home offering 961 sq.ft. of well appointed accommodation throughout. The property features a fitted kitchen and a bright dual aspect lounge/diner with direct access to the conservatory, creating an ideal space for both everyday living and entertaining. To the first floor are three bedrooms and a modern family bathroom, with further access to a useful loft room.

Externally, the property benefits from driveway parking and a detached garage, while the enclosed south west facing rear garden provides a private outdoor space to enjoy.

Sitting within this popular residential area, the property is well placed for accessing the various amenities in Walton and Brampton, and is ideally placed for routes towards Matlock and the Peak District and for access into the Town Centre and towards the M1 Motorway.

- BAY FRONTED SEMI DETACHED HOUSE
- SPACIOUS DUAL ASPECT LOUNGE/DINER
- FITTED KITCHEN
- BRICK/UPVC DOUBLE GLAZED CONSERVATORY
- THREE BEDROOMS
- MODERN FAMILY BATHROOM
- USEFUL LOFT ROOM
- DETACHED GARAGE & DRIVEWAY PARKING
- ATTRACTIVE MATURE SOUTH WEST FACING REAR GARDEN
- EPC RATING: D

## General

Gas central heating  
uPVC sealed unit double glazed widows and doors (unless otherwise stated)  
Security alarm system  
Gross internal floor area - 91.8 sq.m./988 sq.ft.  
Council Tax Band - B  
Tenure - Freehold  
Secondary School Catchment Area - Parkside Community School

## On the Ground Floor

A composite front entrance door with obscure glazed side panel opens into a ...

## Entrance Hall

Fitted with laminate flooring and having a built-in storage cupboard. A staircase rises to the First Floor accommodation.

## Kitchen

8'11 x 7'11 (2.72m x 2.41m)  
Being part tiled and fitted with a range of cream wall, drawer and base units with complementary work surfaces over.  
Inset single drainer stainless steel sink with mixer tap.  
Integrated appliances to include a slimline dishwasher, electric oven and hob with stainless steel extractor hood over.  
Space is provided for a slimline under counter fridge.  
Vinyl flooring.  
A uPVC double glazed door gives access onto the side of the property.

## Lounge/Diner

22'10 x 10'10 (6.96m x 3.30m)  
A spacious dual aspect reception room having a bay window overlooking the front of the property, and uPVC double glazed sliding patio doors giving access into the ...

## Brick/uPVC Double Glazed Conservatory

9'5 x 8'0 (2.87m x 2.44m)  
A lovely conservatory fitted with tiled flooring and having French doors opening onto a paved patio.

## On the First Floor

## Landing

A loft access hatch with pull down ladder gives access to a loft room.

## Bedroom One

11'4 x 9'8 (3.45m x 2.95m)  
A good sized rear facing double bedroom having a built-in storage cupboard.

## Bedroom Two

11'0 x 9'8 (3.35m x 2.95m)  
A good sized bay fronted double bedroom.

## Bedroom Three

6'3 x 6'0 (1.91m x 1.83m)  
A rear facing single bedroom fitted with laminate flooring and currently used as a study.

## Family Bathroom

6'10 x 6'3 (2.08m x 1.91m)  
Being fully tiled and fitted with a modern white 3-piece suite comprising a panelled bath with glass shower screen and mixer shower over, semi recessed wash hand basin with vanity unit below, and a concealed cistern WC.  
Tiled floor with under floor heating.

## On the Second Floor

## Loft Room

14'4 x 10'4 (4.37m x 3.15m)  
A good sized and versatile space having a Velux window and access panels to eaves storage.

## Outside

A driveway with decorative pebble border provides off street parking for two vehicles.

A wooden gate gives access to the side of the property which provides restricted access to a Detached Single Garage.

The attractive enclosed south west facing rear garden comprises a paved patio, a lawn with planted border and a path which leads to a chipped bark area with mature tree.

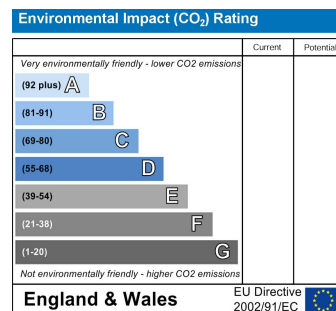
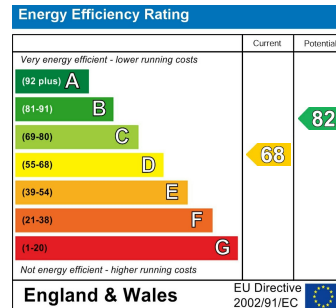




TOTAL FLOOR AREA: 988 sq.ft. (91.8 sq.m.) approx.

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.

We are informed by the vendor that, at the time of our inspection, the central heating system, kitchen appliances, shower unit, plumbing installations, and electrical 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.

## SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Parkside 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 Consultants.



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