



# 110 Walton Road

Walton, Chesterfield, S40 3BU

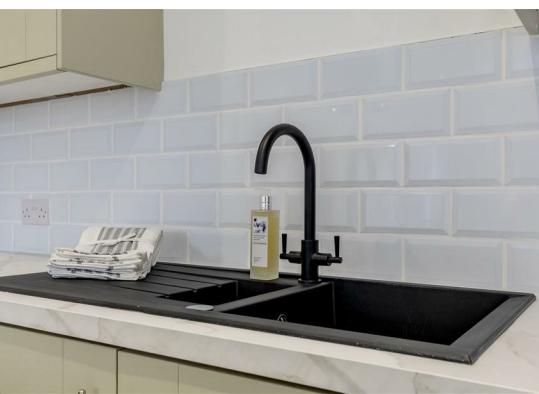
Price Guided £300,000-£320,000

Offered to the open market with NO CHAIN & IMMEDIATE POSSESSION!!

Early viewing is highly recommended of this fully refurbished and extended traditional THREE BEDROOM BAY FRONTED SEMI DETACHED FAMILY HOUSE! Enjoys an attractive roadside position within a highly sought after residential location, and is set on the fringe of the National Peak Park with Somersall Park and Walton Dam also nearby. Within easy access to local schools, shops, bus routes, Leisure centre and Chesterfield Town Centre. Major commuter road links A61/A617/M1 J29 are within close proximity.

Internally the fully modernised is neutrally presented and benefits from gas central heating with a Combi boiler, uPVC double glazing and includes front porch into the entrance hall, front family reception room, superb extended open plan dining kitchen with integrated appliances and French doors onto the generous patio and gardens. To the first floor main double bedroom, second double and a versatile third single bedroom which could also be used for office or home working, splendid feature tiled family bathroom with modern three piece suite.

Front gravelled driveway provides ample car parking spaces with side gated access to the generous fully enclosed rear gardens. Superb Limestone patio, large lawned area and substantial boundaries.





**Additional Information**  
Gas Central Heating-Combi boiler  
uPVC double glazed windows  
Gross Internal Floor Area- 92.4 Sq.m/ 994.5 Sq.Ft.  
Council Tax Band -C  
Secondary School Catchment Area -Parkside Community School

### Front Porch

6'8" x 2'3" (2.03m x 0.69m)  
uPVC composite entrance door into the porch.  
Internal door to the hallway

### Entrance Hall

11'5" x 6'6" (3.48m x 1.98m)  
Useful under stairs store cupboard. Stairs to the first floor

### Impressive Extended Dining Kitchen

18'10" x 10'6" (5.74m x 3.20m)  
Superbly refurbished and extended open plan dining kitchen with a fabulous modern range of base and wall units with complimentary work surfaces, inset composite sink and tiled splash backs. Integrated electric oven and breakfast island with integrated hob with feature extractor fan above. Laminate flooring. Velux ceiling window. Glazed door onto the patio and gardens.

### Dining Area

15'7" x 6'10" (4.75m x 2.08m)  
A great place for family dining with downlighting, laminate flooring and French doors create a light and airy ambiance to this family living space. Access onto the Limestone patio and generous gardens.

### Reception Room

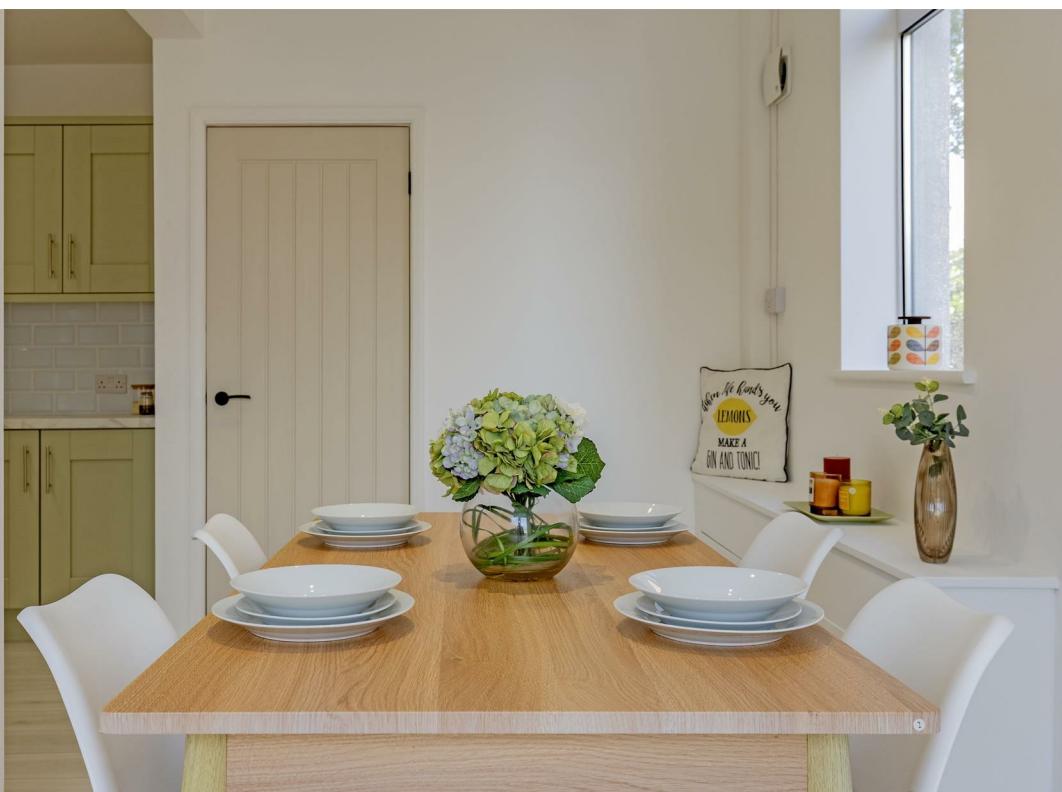
12'5" x 12'1" (3.78m x 3.68m)  
Spacious family reception with feature front aspect bay window.

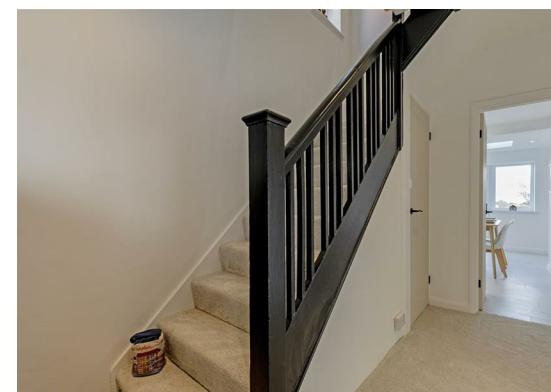
### First Floor Landing

7'2" x 5'9" (2.18m x 1.75m)  
Side aspect window.

### Rear Double Bedroom One

11'11" x 11'11" (3.63m x 3.63m)  
Main double bedroom





## Front Double Bedroom Two

11'11" x 10'5" (3.63m x 3.18m)

A second double bedroom with front aspect window.

## Front Single Bedroom Three

7'5" x 7'2" (2.26m x 2.18m)

A versatile third bedroom with front aspect window, could also be used for office or home working if required.

## Splendid Family Bathroom

8'10" x 7'2" (2.69m x 2.18m)

With feature wall tiling and comprising of a 3 piece White suite which includes bath with complementary side tiling, rainfall shower and attractive shower screen, wash hand basin set within vanity unit and low level WC. Anthraaaaaite wall heated towel rail. Tiled flooring. Cupboard with Combi boiler.

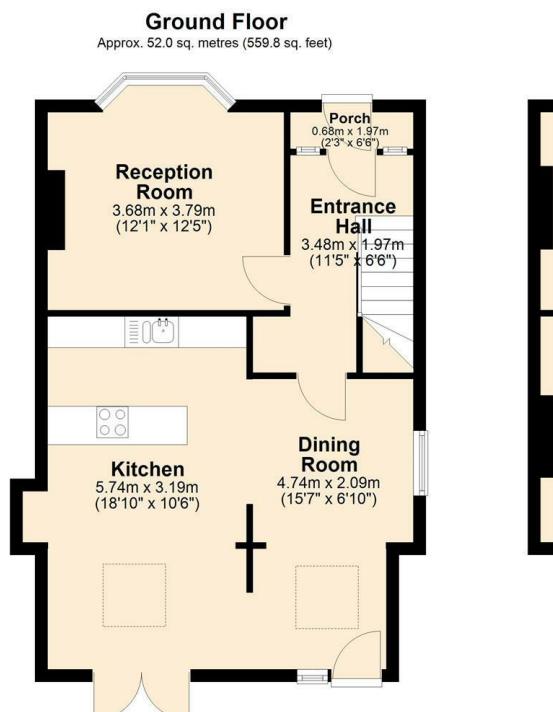
## Outside

## School catchment areas

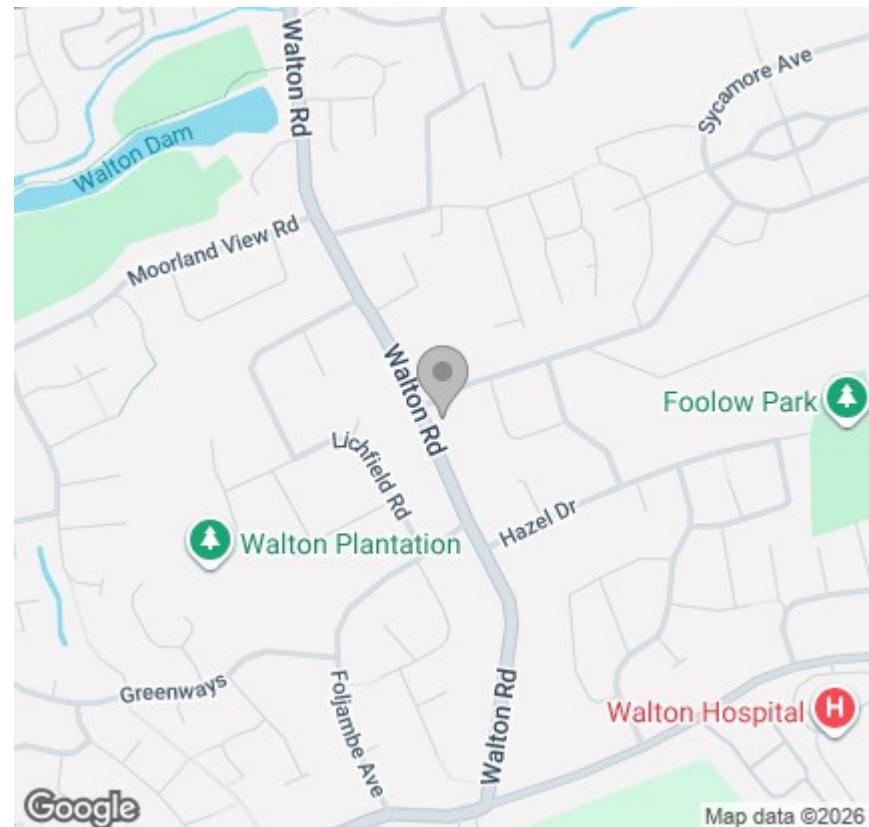
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

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



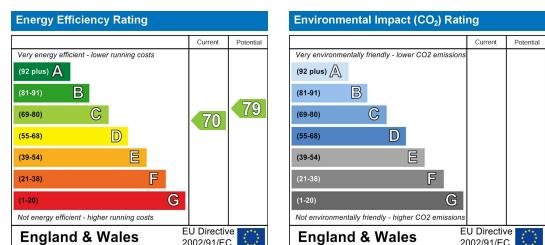
## Area Map



## 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.