



14 Rossendale Close,
Walton, S40 3EL

£220,000

W
WILKINS VARDY

£220,000

WELL APPOINTED SEMI - TWO RECEPTION ROOMS - THREE BEDS - CUL-DE-SAC POSITION

A well-appointed three bedroom semi detached home, pleasantly situated at the head of a quiet cul-de-sac and offered for sale with no onward chain.

The accommodation comprises a good sized living room, separate dining room, and a fitted kitchen featuring integrated cooking appliances. To the first floor are three bedrooms and a family bathroom. Externally, the property benefits from gardens to both the front and rear, with the rear garden enjoying a desirable south facing aspect. A detached garage and driveway provide ample off street parking.

Located in an established residential neighbourhood, the property is well placed for accessing the local amenities in Walton and Brampton, and is readily accessible for transport links towards Chesterfield Town Centre.

- SEMI DETACHED HOUSE LOCATED AT THE HEAD OF A CUL-DE-SAC
- DUAL ASPECT FITTED KITCHEN WITH INTEGRATED COOKING APPLIANCES
- FAMILY BATHROOM/WC
- GARDENS TO THE FRONT AND REAR
- EPC RATING: TBC
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- DETACHED GARAGE & DRIVEWAY PARKING
- NO UPWARD CHAIN

General

Gas central heating
uPVC sealed unt double glazed windows and doors
Gross internal floor area - 72.8 sq.m./784 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Parkside Community School

On the Ground Floor

A uPVC double glazed front entrance door opens into a ...

Entrance Hall

With staircase rising to the First Floor accommodation. A sliding door gives access into the ...

Living Room

13'2 x 10'9 (4.01m x 3.28m)
A good sized front facing reception room fitted with laminate flooring. An opening leads through into the ...

Dining Room

9'10 x 9'1 (3.00m x 2.77m)
A rear facing reception room fitted with laminate flooring. An open archway leads through into the ...

Kitchen

9'10 x 8'0 (3.00m x 2.44m)
A dual aspect room, being part tiled and fitted with a range of white wall, drawer and base units with complementary work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring gas hob.
Space and plumbing is provided for a washing machine, and there is space for a fridge/freezer.
Laminate flooring.
A uPVC door gives access onto the rear of the property.

On the First Floor

Landing

Bedroom One

11'9 x 10'10 (3.58m x 3.30m)
A good sized front facing double bedroom.

Bedroom Two

11'3 x 10'9 (3.43m x 3.28m)
A good sized rear facing double bedroom having a fitted 3-door floor to ceiling cupboard.

Bedroom Three

8'4 x 6'3 (2.54m x 1.91m)
A front facing single bedroom.

Bathroom

6'3 x 6'2 (1.91m x 1.88m)
Being fully tiled and fitted with a white 3-piece suite comprising a panelled with electric shower over, pedestal hand wash basin and a low flush WC.
Laminate flooring.

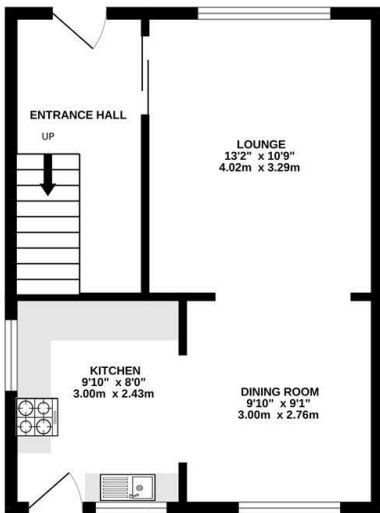
Outside

To the front of the property there is a lawned garden, alongside a concrete driveway providing ample off street parking, leading to a Detached Single Garage.

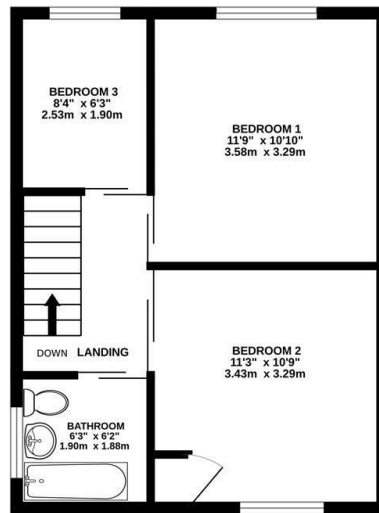
To the rear of the property there is a south facing garden comprising of a yard area suitable for seating and a raised lawn.



GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 784 sq.ft. (72.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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RICS

Relocation agent network

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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