



47 Tunstall Green

Walton, Chesterfield, S40 2DY

Guide Price £180,000 - £190,000

OFFERED TO THE OPEN MARKET WITH NO CHAIN & IMMEDIATE POSSESSION!

Well maintained and presented TWO BEDROOM SEMI DETACHED HOUSE situated in this highly sought after cul de sac in a popular location which is just off Walton Road and within easy reach of Walton Dam and Somersall Park. Enjoys easy access to local wine bars, coffee shops and boutiques on the doorstep. Convenient for Chesterfield Town Centre/Bakewell Bus Routes, Access to M1 & National Peak Park.

Ideally suited to first time buyers, downsizers, small families and investors alike!

Potential Yield of 5%pa based on a purchase price of £190,000 and a monthly rent of £800. Current Gas and Electrical certificates available.

Internally the property benefits from gas central heating with a combi boiler (serviced) uPVC double glazing and comprises of side entrance hall, integrated dining kitchen, front reception room and to the first floor main double bedroom with fitted wardrobes, second versatile bedroom which could also be used for office or home working space and half tiled family bathroom with 3 piece suite.

Front open plan lawn area and side driveway which provides ample car parking spaces.

Rear enclosed low maintenance gardens with lower paved patio area, low walling and steps to upper plum slate area with inset stepping stones and decking. Further gravel stone terrace area perfect for outside social and family entertaining

Additional Information

Current Gas and Electrical Certificates available
Gas Central Heating-Baxi Combi - serviced
uPVC double glazed windows
Gross Internal Floor Area- 48.4 Sq.m/ 521.5 Sq.Ft.
Council Tax Band -B
Secondary School Catchment Area -Parkside Community School





Side Entrance Hall
3'0" x 2'9" (0.91m x 0.84m)

Side uPVC entrance door

Dining Kitchen
12'4" x 8'9" (3.76m x 2.67m)

Comprising of a range of base and wall units with complimentary work surfaces over with inset stainless steel sink unit having tiled splash backs. Integrated electric oven, gas hob and chimney extractor fan. Integrated fridge and freezer. Wall mounted Baxi Combi boiler which is serviced.

Reception Room
12'4" x 12'2" (3.76m x 3.71m)

Nicely presented family reception room with front aspect bay window. Stairs climb to the first floor.

First Floor Landing
6'4" x 4'11" (1.93m x 1.50m)

Front Double Bedroom One
12'2" x 9'0" (3.71m x 2.74m)

Main double bedroom with front aspect window. Range of fitted wardrobes.

Front Bedroom Two
8'9" x 6'2" (2.67m x 1.88m)

A versatile bedroom which could also be used for office/study or home working space. Laminate flooring and useful storage cupboard.

Family Bathroom
5'11" x 5'4" (1.80m x 1.63m)

Being half tiled and comprising of a white 3 piece suite which includes bath with electric shower above and shower screen, low level WC and pedestal wash hand basin. Access to the attic space.

Outside
Front open plan lawn area and side driveway which provides ample car parking spaces.

Rear enclosed low maintenance gardens with lower paved patio area, low walling and steps to upper plum slate area with inset stepping stones and decking. Further gravel stone terrace area perfect for outside social and family entertaining. Garden shed having a recently replaced roof.





School catchment areas

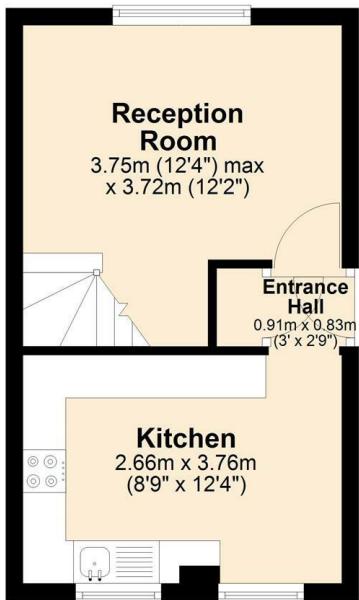
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

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

Ground Floor

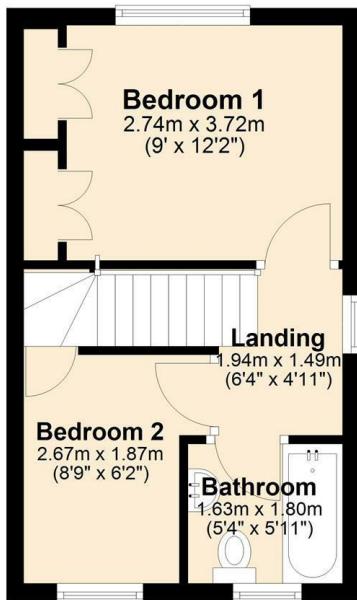
Approx. 24.2 sq. metres (260.8 sq. feet)



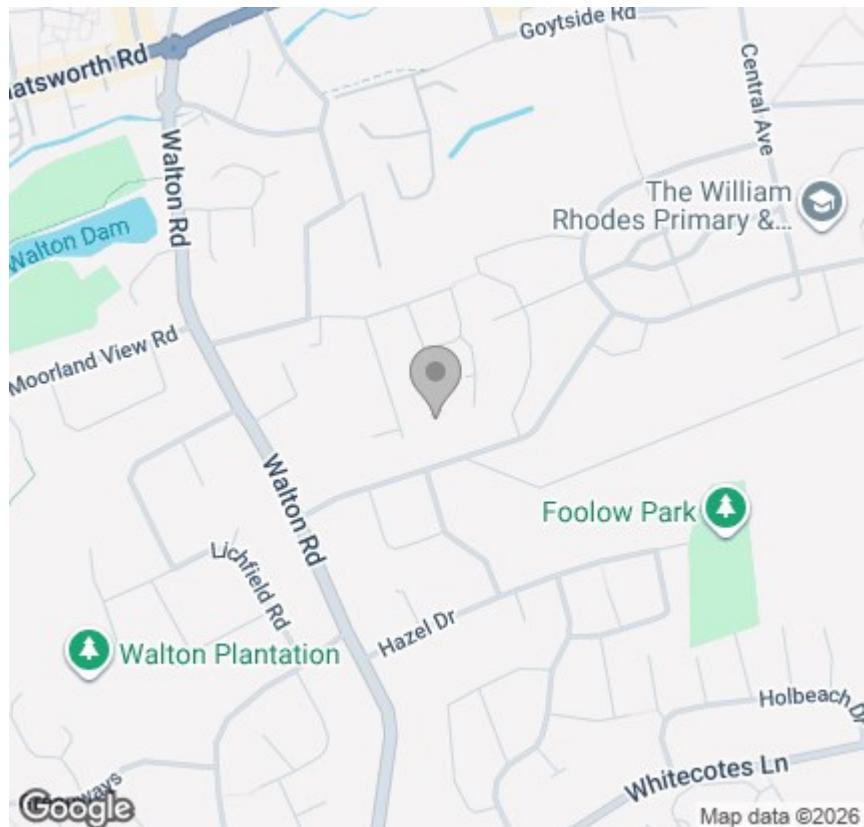
Total area: approx. 48.4 sq. metres (521.5 sq. feet)

First Floor

Approx. 24.2 sq. metres (260.8 sq. feet)



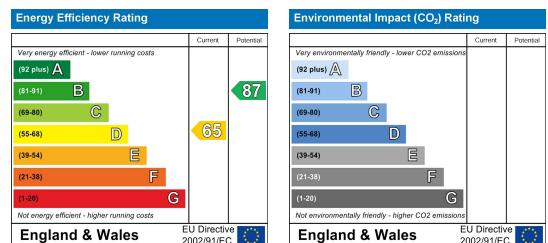
Area Map



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.