



33 Belvedere Avenue,
Walton, S40 3HY

£210,000

W
WILKINS VARDY

£210,000

THREE BED SEMI - BACKING ONTO PLAYING FIELDS - MODERN SHOWER ROOM - NO CHAIN

A three bedroom semi detached home offering excellent potential, set in a desirable position backing onto open playing fields. The property is in need of some improvement and provides an ideal opportunity for buyers to modernise and add value. The accommodation comprises two reception rooms, dual aspect kitchen, garden room, and modern shower room, while outside benefits include a low maintenance enclosed rear garden, detached garage, and driveway parking.

Belvedere Avenue is a popular address, being conveniently located near local amenities, schools, and parks, and readily accessible for routes into the Town Centre and towards the Peak District.

- WELL PROPORTIONED SEMI DETACHED HOUSE BACKING ONTO PLAYING FIELDS
- DUAL ASPECT KITCHEN
- THREE BEDROOMS
- DETACHED GARAGE & DRIVEWAY PARKING
- NO CHAIN
- TWO GOOD SIZED RECEPTION ROOMS
- GARDEN ROOM
- SHOWER ROOM/WC
- LOW MAINTENANCE ENCLOSED REAR GARDEN
- EPC RATING: C

General

Gas central heating (Baxi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 84.5 sq.m./910 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Parkside Community School

On the Ground Floor

A front entrance door opens into a ...

Entrance Hall

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

Living Room

13'0 x 10'10 (3.96m x 3.30m)
A good sized front facing reception room having a feature stone fireplace with inset electric fire, the fireplace extending to the side to provide TV standing.
Laminate flooring.
Two sliding glazed doors give access into the ...

Dining Room

10'4 x 10'0 (3.15m x 3.05m)
A rear facing reception room fitted with laminate flooring. An opening gives access into the ...

Kitchen

10'0 x 6'8 (3.05m x 2.03m)
A dual aspect room, being part tiled/part wood panelled and fitted with a range of wall, drawer and base units with work surfaces over.
Inset single drainer stainless steel sink.
Space and plumbing is provided for a washing machine, and there is space for a freestanding cooker and an under counter fridge.
Laminate flooring.
A door gives access into a ...

Garden Room

17'0 x 8'0 (5.18m x 2.44m)
A dual aspect room spanning the full width of the property, being part wood panelled, fitted with laminate flooring and having uPVC double glazed sliding patio doors which overlook and open onto the rear patio.

On the First Floor

Landing

Bedroom One

11'10 x 10'10 (3.61m x 3.30m)
A good sized front facing double bedroom having a range of built-in wardrobes with overhead storage.

Bedroom Two

11'1 x 10'10 (3.38m x 3.30m)
A good sized rear facing double bedroom fitted with laminate flooring and having views over the playing fields
Built-in cupboard housing the gas boiler.

Bedroom Three

7'1 x 6'2 (2.16m x 1.88m)
A front facing single bedroom fitted with laminate flooring.

Shower Room

6'10 x 6'2 (2.08m x 1.88m)
Being fully tiled and fitted with a 3-piece suite comprising a corner shower cubicle with mixer shower, wash hand basin with storage below, and a low flush WC.
Vertical heated towel rail.
Tiled floor.

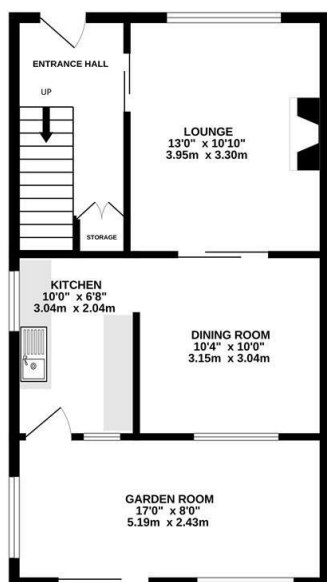
Outside

The front of the property is block paved with a decorative slate side border, providing off street parking. The block paving continues down the side of the property to a Detached Single Garage.

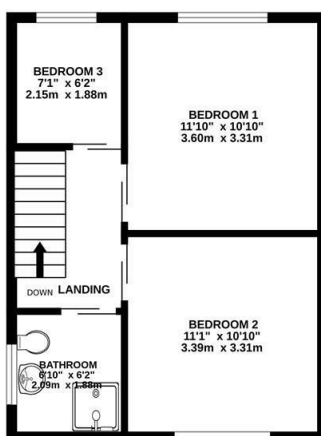
A gate at the top of the driveway opens to the enclosed rear garden which is completely paved and has a decorative pebble border and three trees.



GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 910 sq.ft. (84.5 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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RICS



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, electric fire, 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 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 Consultant.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	69	
(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 (CO₂) 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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