



17 Mardale Close,
Dunston, S41 8JW

OFFERS IN THE REGION OF

£220,000

W
WILKINS VARDY

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TWO BED DETACHED BUNGALOW - CUL-DE-SAC POSITION - NO CHAIN

Tucked away in a pleasant cul-de-sac position, this detached bungalow offers excellent potential for buyers looking to modernise and create a home to their own taste. Offered with no upward chain, the property features a spacious living room, a dual aspect kitchen, two good sized bedrooms and a shower room. While the bungalow would benefit from some cosmetic updating, it provides a fantastic opportunity with well proportioned accommodation throughout.

To the rear is a full width conservatory overlooking the paved patio garden, while externally the property also benefits from a lawned front garden, attached garage, car port and driveway providing off street parking.

Mardale Close is in an established neighbourhood, within easy reach of local amenities and Holmebrook Valley Park and readily accessible for transport links towards the Town Centre, Dronfield and Sheffield.

A great opportunity in a popular location, early viewing is recommended.

- DELIGHTFUL DETACHED BUNGALOW IN CUL-DE-SAC POSITION
- DUAL ASPECT KITCHEN
- TWO GOOD SIZED BEDROOMS
- DRIVEWAY WITH CARPORT & ATTACHED GARAGE
- NO UPWARD CHAIN
- SPACIOUS LIVING ROOM WITH FRENCH DOORS OPENING TO THE FRONT
- SHOWER ROOM/WC
- FULL WIDTH CONSERVATORY
- LAWNED GARDEN TO THE FRONT & PAVED PATIO TO THE REAR
- EPC RATING: C

General

Gas central heating

Mahogany effect uPVC sealed unit double glazed windows and doors

Photovoltaic solar panels (Leased through A Shade Greener)

Gross internal floor area - 69.1 s.qm./744 sq.ft.

Council Tax Band - C

Tenure - Freehold

Secondary School Catchment Area - Whittington Green School

A uPVC double glazed stable door to the side of the property opens into the ...

Kitchen

13'7 x 9'4 (4.14m x 2.84m)

A dual aspect room, being fully tiled and fitted with a range of wall, drawer and base units with complementary work surfaces and upstands.

Inset 1½ bowl stainless steel sink with mixer tap.

Integrated appliances to include an electric hob with concealed extractor over.

Space and plumbing is provided for a washing machine, and there is space for an under counter fridge.

Vinyl flooring.

Inner Hall

Living Room

16'11 x 10'3 (5.16m x 3.12m)

A generous dual aspect reception room having uPVC double glazed French doors which overlook and open onto the front of the property.

This room also has a feature marble effect fireplace with an inset coal effect electric fire.

Shower Room

6'4 x 5'8 (1.93m x 1.73m)

Being fully tiled and fitted with a white 3-piece suite comprising a shower cubicle with mixer shower, semi recessed wash hand basin with storage below and to the side, and a concealed cistern WC.

Tiled floor.

Bedroom One

13'6 x 10'3 (4.11m x 3.12m)

A good sized rear facing double bedroom having an overbed fitment to include wardrobes, overhead storage and bedside shelving.

Bedroom Two

11'2 x 7'8 (3.40m x 2.34m)

A good sized bedroom having a concealed pull down double bed with fitted wardrobes to either side and overhead storage. Sliding patio doors give access into the ...

Brick/uPVC Double Glazed Conservatory

19'8 x 7'8 (5.99m x 2.34m)

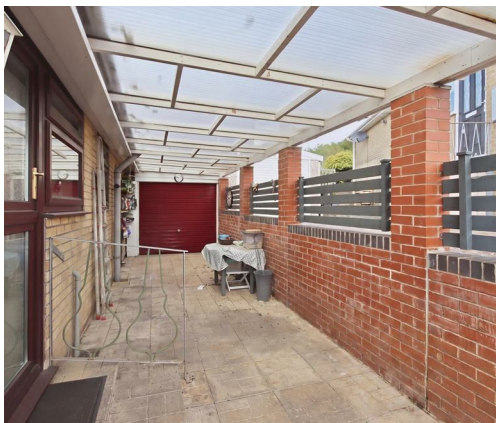
Spanning the full width of the property and having French doors which overlook and open onto the rear of the property.

Outside

To the front of the property there is a lawned garden with a planted border. Three steps lead up to the French doors.

A tarmac driveway provides off street parking, the driveway (with restricted access) leads to a Car Port and an Attached Single Garage.

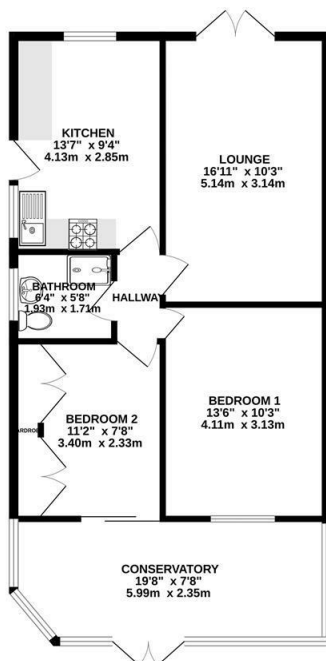
To the rear of the property there is an enclosed paved patio with planted side border.



derbyshire surveyors

Chartered Surveyors, Valuers and Energy Assessors

GROUND FLOOR
744 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA: 744 sq.ft. (69.1 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 misstatement. 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 is given 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	69	75
	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

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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, electric fire, 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

School Catchment Areas

Whilst the property is understood to be in the Whittington Green 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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