



5 Creswick Close,
Walton, S40 3PX

ASKING PRICE

£275,000

W
WILKINS VARDY

ASKING PRICE

£275,000

HOME - STYLISH ACCOMMODATION - OFF STREET PARKING - NO CHAIN-VIEWING RECOMMENDED.

This delightful three bedroomed detached family home has been comprehensively refurbished and decorated by its current owners to provide 779 sq.ft. of comfortable living space. Along with the three bedrooms, the property also boasts a bay fronted living room and a re-fitted dining kitchen and bathroom. With off street parking and mature gardens, this property would make an ideal home for a growing family.

Creswick Close is a popular residential area, well placed for the local shops and amenities in Walton and Brampton, and is easily accessible to good transport links into the Town Centre. Somersall Park and Walton Dam are also within close proximity.

- Refurbished Detached Family Home
- Good Sized Bay Fronted Living Room
- Re-Fitted Dining Kitchen with Integrated Cooking Appliances
- Three Bedrooms
- Re-Fitted Family Bathroom
- NO UPWARD CHAIN
- Ample Off Street Parking & Mature Gardens
- Brookfield School Catchment Area
- Popular & Convenient Location
- EPC Rating: C

General

Gas central heating (Ideal Combi Boiler)
uPVC sealed unit double glazed windows and doors
Cavity wall insulation
Gross internal floor area - 72.4 s.qm,./779 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

A uPVC double glazed door opens into an ...

Entrance Hall

Fitted with laminate flooring. A staircase rises to the First Floor accommodation.

Living Room

14'8 x 13'5 (4.47m x 4.09m)
A good sized bay fronted reception room fitted with laminate flooring. An open archway leads through into the ...

Re-Fitted Dining Kitchen

16'7 x 10'1 (5.05m x 3.07m)
A good sized room, spanning the full width of the property. Fitted with a range of cream wall, drawer and base units with complementary work surfaces and upstands.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring hob with glass splashback and extractor hood over.
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.
A door gives access to a built-in under stair store cupboard
Laminate flooring.
A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

With loft access hatch and a built-in airing cupboard housing the gas boiler.

Bedroom One

12'9 x 9'6 (3.89m x 2.90m)
A good sized front facing double bedroom.

Bedroom Two

10'8 x 9'6 (3.25m x 2.90m)
A good sized rear facing double bedroom.

Bedroom Three

8'6 x 6'11 (2.59m x 2.11m)
A front facing single bedroom.

Re-Fitted Family Bathroom

Fitted with a modern white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, wash hand basin with vanity unit below, and a low flush WC.
Chrome heated towel rail.
Vinyl flooring.

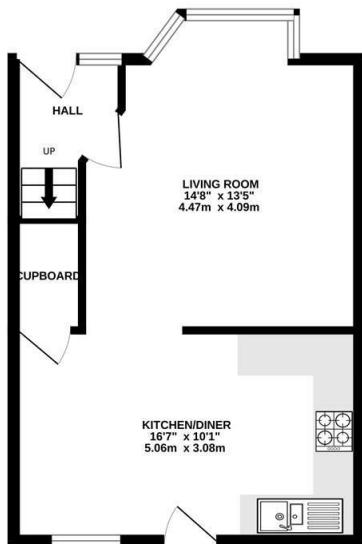
Outside

To the front of the property there is a lawned garden, together with a driveway providing off street parking. Double gates at the top of the driveway open to a paved area and access to the rear garden.

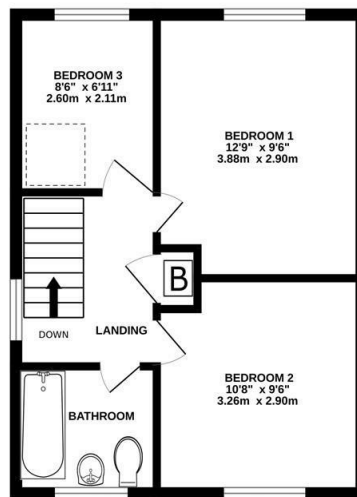
The enclosed rear garden comprises of a paved patio with two garden sheds. Steps from the patio rise up to a lawn with some mature shrubs.



GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 779 sq.ft. (72.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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.
Made with Miroplan C2024

Zoopa.co.uk

rightmove
find your happy

PrimeLocation.com

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.

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 Brookfield 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	73	
(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 (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	



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

wilkins-vardy.co.uk