



37 Lindale Road,
Dunston, S41 8JH

£230,000

W
WILKINS VARDY

£230,000

NO CHAIN

WELL APPOINTED DETACHED BUNGALOW - RE-FITTED KITCHEN & SHOWER ROOM - SOUTH FACING REAR GARDEN

Whether you are a first time buyer or looking to downsize, this well appointed detached bungalow on Lindale Road is sure to impress. Spanning an inviting 725 square feet, the property features two well proportioned reception rooms and two double bedrooms. The property also features a conservatory/utility, a re-fitted shower room and a stylish re-fitted kitchen with integrated appliances, making it an excellent choice for couples or small families. Outside, a driveway provides off street parking and there is an enclosed south facing rear garden and a detached single garage.

With its single-storey design, this property is particularly appealing for those seeking ease of access and low maintenance living.

Lindale Road is in an established neighbourhood, within easy reach of local amenities and Holmebrook

- WELL APPOINTED DETACHED BUNGALOW
- SEPARATE DINING ROOM
- BRICK/UPVC DOUBLE GLAZED CONSERVATORY/UTILITY
- RE-FITTED SHOWER ROOM
- ENCLOSED SOUTH FACING REAR GARDEN
- GOOD SIZED LIVING ROOM
- RE-FITTED KITCHEN WITH INTEGRATED APPLIANCES
- TWO DOUBLE BEDROOMS
- DETACHED SINGLE GARAGE & DRIVEWAY PARKING
- EPC RATING: D

General

Gas central heating

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 67.4 sq.m./725 sq.ft.

Council Tax Band - C

Tenure - Freehold

Secondary School Catchment Area - Outwood Academy Newbold

A uPVC double glazed side entrance door opens into an ...

'L' Shaped Entrance Hall

With loft access hatch.

Bedroom Two

10'2 x 9'0 (3.10m x 2.74m)

A front facing double bedroom.

Bedroom One

13'3 x 10'3 (4.04m x 3.12m)

A good sized double bedroom with bow window overlooking the front garden.

Living Room

21'10 x 10'3 (6.65m x 3.12m)

A good sized reception room having a contemporary feature fireplace with inset pebble bed electric fire.

A uPVC double glazed door gives access onto the rear of the property.

Re-Fitted Shower Room

Having waterproof boarding to the walls, and fitted with a white 3-piece suite comprising of a walk-in shower enclosure with mixer shower, semi recessed wash hand basin with vanity unit below, and a concealed cistern WC.

Chrome heated towel rail.

Vinyl flooring.

Dining Room

9'0 x 6'4 (2.74m x 1.93m)

A second reception room with side facing window and a glazed sliding door opening into the ...

Re-Fitted Kitchen

12'8 x 7'11 (3.86m x 2.41m)

Being part tiled and fitted with a range of modern grey hi-gloss wall, drawer and base units with complementary work surfaces over.

Inset 1½ bowl single drainer stainless steel sink with mixer tap.

Integrated appliances to include a fridge, freezer, electric oven and 4-ring hob with stainless steel extractor hood over.

Chrome heated towel rail.

Vinyl flooring.

Brick/uPVC Double Glazed Conservatory

11'10 x 4'5 (3.61m x 1.35m)

Having a tiled floor and space and plumbing for a washing machine. A uPVC double glazed door gives access onto the rear of the property.

Outside

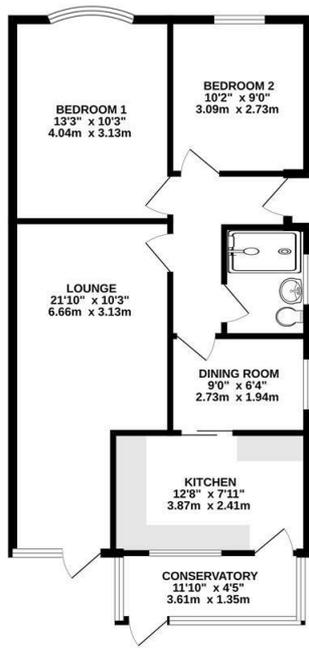
To the front of the property there is a low maintenance garden with planted side borders. A concrete driveway provides off street parking.

To the rear of the property there is an enclosed south facing garden which comprises of a paved patio/seating area with steps leading down to a gated lawn which also has borders of plants, trees and shrubs, together with a garden shed and a greenhouse.

There is also restricted access to a Detached Single Garage having an 'up and over' door, light and power.



GROUND FLOOR
725 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA: 725 sq.ft. (67.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures 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 here have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Floorplan Cloud

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	65	
(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



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, 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.

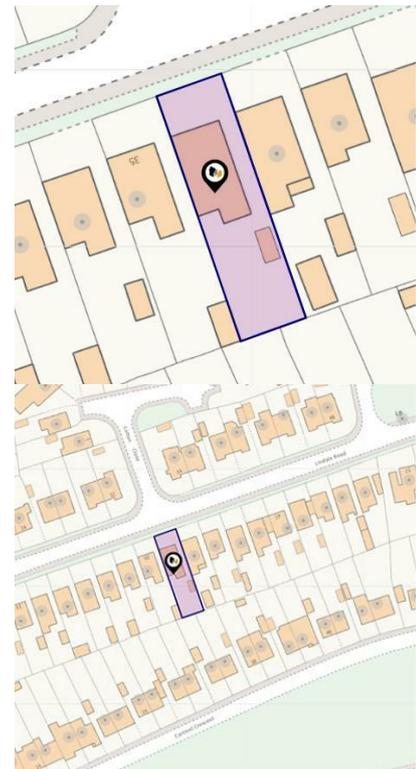
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Outwood Academy Newbold 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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