



61A Foljambe Avenue,
Walton, S40 3EY

OFFERS IN THE REGION OF

£305,000

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WILKINS VARDY

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DETACHED BUNGALOW - THREE BEDS - POPULAR LOCATION - NO UPWARD CHAIN

Offered for sale with no upward chain is this delightful three bedroomed detached bungalow which offers neutrally presented accommodation and benefits from a spacious dual aspect reception room, a fitted kitchen with integrated appliances and a shower room/WC. Outside, there is off street parking and a single garage, together with an attractive, enclosed rear garden.

Set in a popular neighbourhood, the property is well placed for the local amenities in Walton and Brampton, and easily accessible for transport links into Chesterfield and towards the Peak District.

Whether you are looking to downsize or seeking a new family home, this bungalow presents a wonderful opportunity to enjoy single storey living in a desirable area.

Arrange a viewing today to experience all that this lovely bungalow has to offer.

- Detached Stone Built Bungalow
- Kitchen with Integrated Appliances
- Fully Tiled Shower Room/WC
- Attractive, Enclosed Rear Garden
- Brookfield School Catchment Area
- Spacious Dual Aspect Reception Room
- Three Bedrooms, the Master Bedroom having Built-in Wardrobes
- Single Garage & Off Street Parking
- NO UPWARD CHAIN
- EPC Rating: TBC

General

Gas central heating

Sealed unit double glazed windows and doors (except Side Garage Window)

Gross internal floor area - 91.3 sq.m./983 sq.ft.

Council Tax Band - C

Tenure - Freehold

Secondary School Catchment Area - Brookfield Community School

A side entrance door opens into an ...

Entrance Hall

Having a built-in storage cupboard, and loft access hatch with a pull down ladder.

Cloaks/WC

Fitted with a 2-piece suite comprising of a wash hand basin and a low flush WC.

Living Room

26'10 x 10'11 (8.18m x 3.33m)

Accessed via a glazed door from the entrance hall. A spacious dual aspect reception room with spotlights to the ceiling. A door from here gives access into the ...

Kitchen

11'8 x 8'0 (3.56m x 2.44m)

Being part tiled and fitted with a range of wall, drawer and base units with complementary solid wood work surfaces over.

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

Integrated appliances to include a fridge/freezer, electric double eye level double oven and a 5-ring gas hob with stainless steel extractor hood over.

Space and plumbing is provided for a dishwasher, and there is also space for an additional appliance.

Tiled floor.

A door gives access onto the side of the property.

Bedroom One

14'4 x 10'0 (4.37m x 3.05m)

A good sized rear facing double bedroom, having a range of built-in wardrobes along one wall.

Bedroom Two

10'4 x 8'11 (3.15m x 2.72m)

A rear facing double bedroom.

Bedroom Three

8'11 x 7'6 (2.72m x 2.29m)

A front facing single bedroom, having space and plumbing for a washing machine.

Shower Room

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

Laminate flooring.

Outside

There is a block paved drive to the front providing off street parking, leading to a Single Garage having an 'up and over' door. There is also a mature corner bed with planted shrubs and conifers.

Paths to either side of the property give access to the attractive enclosed rear garden which comprises of a patio area, a lawn with a paved path leading to a garden shed. There is also a pebbled area and mature beds and borders of plants, trees and shrubs.



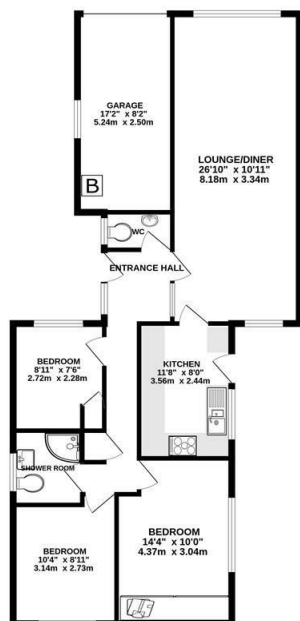
aprift
Know any property instantly

THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

See Below!


BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'

GROUND FLOOR
983 sq.ft. (91.3 sq.m.) approx.



TOTAL FLOOR AREA: 983 sq.ft. (91.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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 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			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			66
(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

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RICS

Relocation
agent
network

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, kitchen appliances, 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 Brookfield 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.



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