



3 Lindale Road,
Dunston, S41 8JH

OFFERS IN THE REGION OF

£220,000

W
WILKINS VARDY

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£220,000

REFURBISHED THREE BED SEMI - RE-FITTED KITCHEN & BATHROOM - SOUTH FACING REAR GARDEN

Offered for sale with no chain and 'ready to move into', is this well appointed semi detached house which has been refurbished by its current owner. Spanning an impressive 737 sq.ft., this home features three well proportioned bedrooms, making it an ideal choice for families or those seeking extra space. The good sized reception room is a warm and welcoming area and has bi-fold doors opening to the dining kitchen, and there is also a well appointed bathroom. Outside, there is driveway parking and a detached single garage, together with mature gardens to the front and rear, the rear garden being south facing.

Located in a popular neighbourhood, the property is close to local schools and amenities, and is readily accessible for transport links towards Chesterfield Town Centre, Dronfield and Sheffield.

- 'Ready to Move Into' Semi Detached House
- New Floor Coverings & Neutrally Decorated Throughout
- Good Sized Living Room with Bi-Fold Doors
- Full Width Re-Fitted Dining Kitchen
- Three Bedrooms
- Re-Fitted Family Bathroom
- Detached Garage & Driveway Parking
- Mature Gardens to the Front and Rear
- NO UPWARD CHAIN
- EPC Rating: D

General

Gas central heating (Potterton Combi Boiler)
uPVC sealed unit double glazed windows and doors
Newly fitted floor coverings throughout
Gross internal floor area - 68.5 sq.m./737 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor

A uPVC double glazed door opens into an ...

Entrance Porch

Fitted with vinyl flooring. A door opens to the ...

Entrance Hall

With staircase rising to the First Floor accommodation.

Living Room

13'0 x 12'2 (3.96m x 3.71m)
A good sized front facing reception having downlighting. Bi-fold doors give access into the ...

Dining Kitchen

16'5 x 10'6 (5.00m x 3.20m)
Spanning the full width of the property, being part tiled and fitted with a range of two tone wall, drawer and base units with complementary work surfaces, including a breakfast bar.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include a fridge/freezer, electric eye level double oven and 4-ring hob with concealed extractor over.
Space and plumbing is provided for a washing machine.
A door gives access to a built-in under stair store/pantry.
Laminate flooring and downlighting.
A uPVC double glazed door gives access onto the side of the property.

On the First Floor

Landing

With glass balustrade and downlighting.
Loft access hatch.

Bedroom One

12'3 x 9'7 (3.73m x 2.92m)
A good sized front facing double bedroom.

Bedroom Two

10'6 x 9'7 (3.20m x 2.92m)
A good sized rear facing double bedroom.

Bedroom Three

7'0 x 6'6 (2.13m x 1.98m)
A front facing single bedroom.

Family Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, wash hand basin with storage below, and a low flush WC.
Chrome heated towel rail.
Built-in airing cupboard housing the gas boiler.
Vinyl flooring.

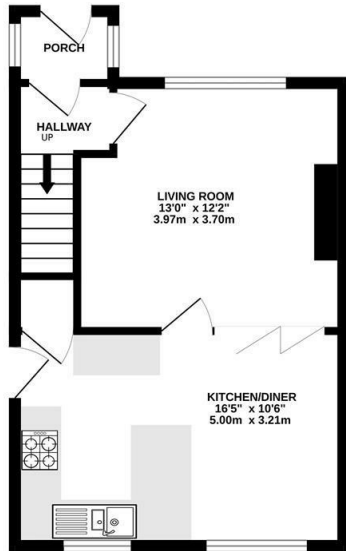
Outside

To the front of the property there is a low level walled garden, laid to lawn with mature borders. A concrete driveway provides off street parking and leads down the side of the property to a Detached Single Garage.

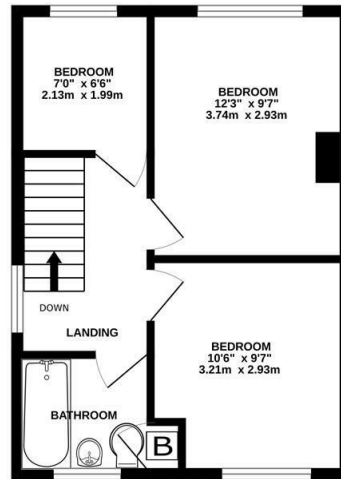
The enclosed south facing rear garden comprises of a raised paved patio and a lawn with mature planted borders and hedging.



GROUND FLOOR
376 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 737 sq.ft. (68.5 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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(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	

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 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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