



8 Farndale Avenue,  
Walton, S42 7NL

OFFERS IN THE REGION OF

£190,000

W  
WILKINS VARDY

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# £190,000

WELL APPOINTED TWO BED END BUNGALOW - MODERN KITCHEN - CORNER CUL-DE-SAC POSITION - OFF STREET PARKING

Located towards the head of a cul-de-sac and occupying a corner plot is this well appointed two bedroomed end bungalow offering 420 sq.ft. of easily managed and neutrally presented accommodation. The property also features a modern fitted kitchen with integrated cooking appliances, a good sized lounge/diner and a bathroom. With off street parking and attractive mature gardens, this property would make an ideal retirement home or for someone looking to downsize.

Farndale Avenue is situated in a popular residential area, ideally situated for accessing Somersall Park and the various amenities in Walton and on Chatsworth Road, and well placed for accessing transport links into the Town Centre and towards the Peak District.

- Delightful End Bungalow occupying a Corner Cul-de-Sac Position
- Modern Kitchen with Integrated Cooking Appliances
- Good Sized Lounge/Diner
- Bathroom/WC
- Two Good Sized Bedrooms
- Off Street Parking & Attractive Mature Gardens
- Popular & Convenient Location
- NO UPWARD CHAIN
- EPC Rating: D

## General

Gas central heating (Logic Plus Heat H15 Boiler)  
Mahogany effect uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 39.0 sq.m./420 sq.ft.  
Council Tax Band - B  
Tenure - Freehold  
Secondary School Catchment Area - Brookfield Community School

A uPVC double glazed front entrance door opens into a ...

## Entrance Hall

With openings to the kitchen and lounge/diner, and a door giving access to bedroom two.

## Kitchen

9'5 x 6'3 (2.87m x 1.91m)  
Being fully tiled and fitted with a range of modern cream hi-gloss wall, drawer and base units with complementary work surfaces over, including a breakfast bar.  
Inset single drainer stainless steel sink with mixer tap.  
Integrated appliances to include an electric oven and 4-ring gas hob with extractor hood over.  
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.  
Laminate flooring.

## Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin and a low flush WC.  
Vinyl flooring.

## Lounge/Diner

13'4 x 10'3 (4.06m x 3.12m)  
A good sized front facing reception room having a feature fireplace with an electric fire.

## Inner Hall

Having a built-in storage cupboard having fitted shelving and also housing the hot water cylinder.

## Bedroom One

12'2 x 7'11 (3.71m x 2.41m)  
A rear facing double bedroom, having a built-in double wardrobe with mirror sliding doors.

## Bedroom Two

8'7 x 6'10 (2.62m x 2.08m)  
A good sized single/small double bedroom, being rear facing.

## Outside

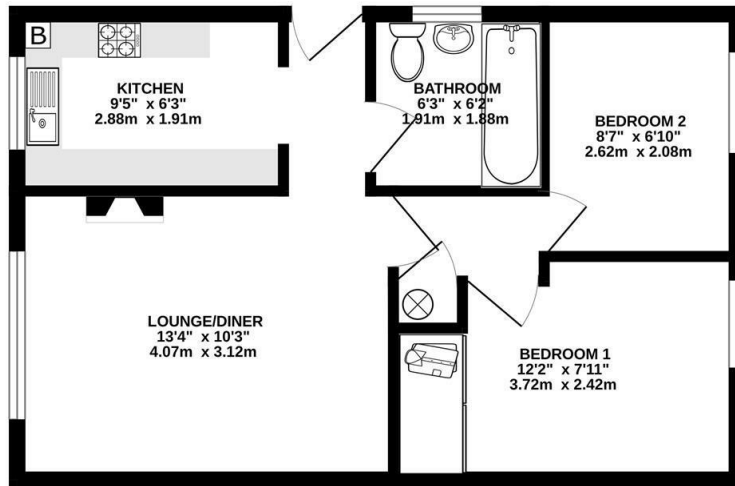
To the front of the property there is a lawned garden with borders of mature plants and shrubs, this continues round to the side of the property, where there is also a car standing space and steps leading down to the side entrance door.

To the rear of the property there is a deck seating area and a well manicured lawn with borders of plants and shrubs. There is also a garden shed.





# GROUND FLOOR 420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 420 sq.ft. (39.0 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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## 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, electric fire, 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 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 Consultant.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>67</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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