1 Grove Cottages,
Walton, S40 3DP

£150,000

WILKINS VARDY

£150,000

END TERRACE HOUSE REQUIRING REFURBISHMENT - SOUTH FACING REAR GARDEN - NO CHAIN

Occupying a cul-de-sac position and offered for sale with no chain is this generously proportioned end terrace house offering well balanced accommodation and excellent scope for refurbishment and modernisation. The property features a generous dual aspect living room, spacious kitchen with a useful adjoining WC, two good sized double bedrooms and a family bathroom.

Externally, there is off street parking for one vehicle, together with lawned gardens to both the front and rear. The rear garden enjoying a desirable south facing aspect.

An appealing opportunity for buyers looking to update and personalise a spacious home to their own requirements.

Located in a popular and convenient location, just a short distance from the shops, bars and restaurants on Chatsworth Road and being readily accessible for transport links towards Chesterfield and the Peak District.

- END TERRACE HOUSE IN POPULAR & CONVENIENT LOCATION
- REQUIRING A SCHEME OF REFURBISHMENT/MODERNISATION
- GENEROUS DUAL ASPECT LIVING ROOM
- SPACIOUS DUAL ASPECT KITCHEN WITH WC OFF
- TWO GOOD SIZED DOUBLE BEDROOMS
- BATHROOM/WC
- OFF STREET PARKING & LAWNED GARDENS TO THE FRONT AND REAR
- NO CHAIN
- EPC RATING: G

General

No central heating or hot water
uPVC sealed unit double glazed windows (except two ground floor windows)
Gross internal floor area - 66'6 sq.m./717 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Parkside Community School

On the Ground Floor

A timber and glazed front entrance door opens into a ...

Entrance Hall

With staircase rising to the first floor accommodation.

Living Room

16'0 x 10'5 (4.88m x 3.18m)
A generous dual aspect reception room with electric fire.

Kitchen

16'0 x 9'2 (4.88m x 2.79m)
A spacious dual aspect kitchen, being part tiled and fitted with a range of basic wall, drawer and base units with work surfaces over.
Single drainer stainless steel sink.
Space and pumbing for a washing machine, and space for a freestanding cooker and fridge/freezer.
Vinyl flooring.
A timber and glazed entrance door gives access onto the rear of the property.
A further door opens to a ...

WC

Fitted with a hand wash basin and a low flush WC.

On the First Floor

Landing

Bedroom One

16'0 x 10'5 (4.88m x 3.18m)
A generous dual aspect double bedroom having a built-in storage cupboard.

Bedroom Two

10'8 x 9'2 (3.25m x 2.79m)
A good sized front facing double bedroom.

Bathroom

6'4 x 5'8 (1.93m x 1.73m)
Having a panelled bath with tiled splashback and electric shower over, hand wash basin with tiled splashback and a low flush WC.

Outside

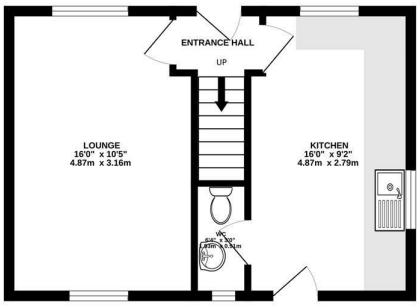
To the front of the property there is a paved driveway with pebbled side border providing off street parking. There is also a lawned garden with a couple of mature shrubs.

A side gate gives access to the rear of the property where there is an enclosed south facing garden comprising of a paved patio and a lawn with paved path.

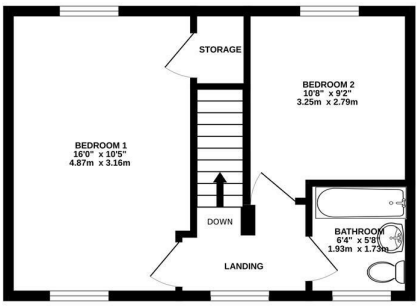
Additional Information - Flood Risk

Note:- The property is situated within fairly close proximity to the River Hipper and is understood to have flooded in 2023. Whilst the Environment Agency categorise this property as being at low risk of flooding from rivers and sea, it is classed as being at high risk from surface water flooding. You are advised to obtain a flood risk assessment prior to purchase and ensure that adequate insurances are available.

GROUND FLOOR
359 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 717 sq.ft. (66.6 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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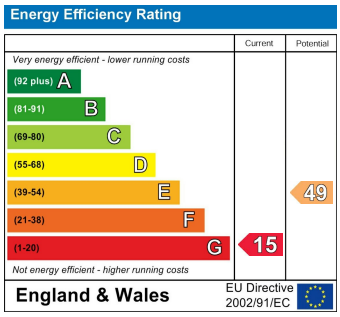

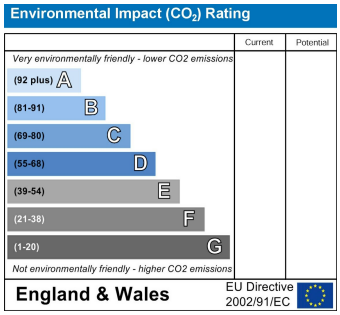

VIEWINGS

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 electric fire, 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 Parkside 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.

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

wilkins-vardy.co.uk