



33 Walton Crescent,
Chesterfield, S40 2PN

£170,000

W
WILKINS VARDY

£170,000

THREE BED SEMI ON GENEROUS CORNER PLOT - NO CHAIN - GARAGE & DRIVEWAY

Occupying a generous corner plot is this double fronted semi detached house which would benefit from some cosmetic upgrading to create an ideal home for families or those seeking extra space. Offering 844 sq.ft. of accommodation, the property features a good sized dual aspect reception room, and a kitchen with integrated cooking appliances. There are also three bedrooms and a family bathroom. Outside, you will find mature lawned gardens to the front and side, a driveway providing off street parking, and a detached single garage.

Walton Crescent is an established neighbourhood, within close proximity to local amenities, schools, and parks, and readily accessible for transport links towards Chesterfield Town Centre and the M1 Motorway.

- DOUBLE FRONTED SEMI ON GENEROUS CORNER PLOT
- DUAL ASPECT LIVING ROOM
- KITCHEN WITH INTEGRATED COOKING APPLIANCES
- REAR ENTRANCE HALL WITH WC & STORE ROOM OFF
- THREE BEDROOMS
- FAMILY BATHROOM
- MATURE GARDENS TO THE FRONT AND SIDE
- DETACHED SINGLE GARAGE & DRIVEWAY PARKING
- NO CHAIN
- EPC RATING: D

General

Gas central heating
uPVC sealed unit double glazed and single glazed windows
uPVC double glazed doors
Gross internal floor area - 78.4 sq.m./844 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Parkside Community School

On the Ground Floor

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

Entrance Hall

Withs staircase rising to the First Floor accommodation.

Living Room

17'3 x 10'0 (5.26m x 3.05m)
A good sized dual aspect reception room having a wall mounted electric fire.

Kitchen

14'8 x 10'9 (4.47m x 3.28m)
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
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 an under counter fridge.
A door gives access to a useful built-in pantry.
Vinyl flooring.
A uPVC double glazed door gives access to a ...

Rear Entrance Hall

Having a door giving access to a useful store room which houses the gas boiler, and a door giving access to a WC.
A uPVC double glazed door gives access onto the rear of the property.

WC

With high flush WC.

On the First Floor

Landing

Bedroom One

12'6 x 10'11 (3.81m x 3.33m)
A good sized front facing double bedroom having some built-in storage.

Bedroom Two

13'8 x 8'11 (4.17m x 2.72m)
A good sized double bedroom having two windows overlooking the front of the property.

Bedroom Three

8'4 x 7'8 (2.54m x 2.34m)
A front facing single bedroom.

Family Bathroom

7'10 x 4'9 (2.39m x 1.45m)
Being part 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.

Outside

The property sits on a corner plot, having lawned gardens to the front and side with mature planted beds and borders, and hedged boundaries.

There is also a driveway to the side providing off street parking.

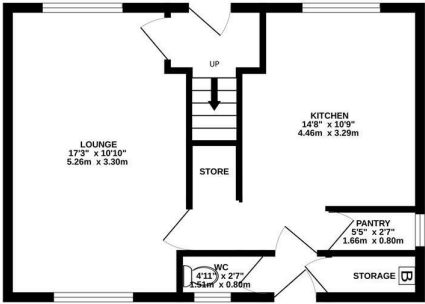
To the rear of the property there is a Detached Single Garage and yard area.



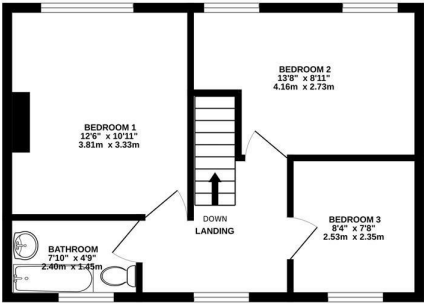
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 844 sq.ft. (78.4 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

Relocation
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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, 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.

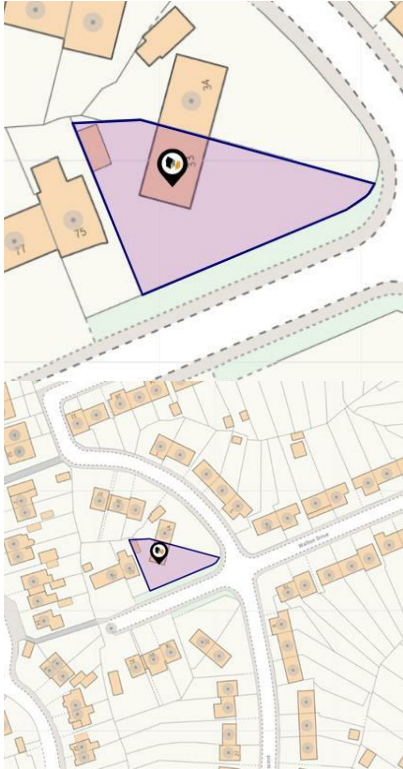
We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

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 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.



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