



36 Errington Road,
Walton, S40 3EP

OFFERS IN THE REGION OF

£229,950

W
WILKINS VARDY

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A FANTASTIC FAMILY HOME

Located in this popular residential area which lies within Brookfield School catchment, is this three bedroomed semi detached house which offers 960 sq.ft. of well proportioned and neutrally presented accommodation which includes a generous lounge/diner, breakfast kitchen, modern shower room, and a conservatory with French doors opening onto an enclosed south east facing rear garden. With plenty of off street parking and a detached garage, this property ticks a number of boxes for a young or growing family.

The property is ideally placed for accessing the amenities in Walton and Brampton, and is also conveniently positioned for routes into the Town Centre and towards Matlock and the Peak District.

- Attractive Semi Detached House
- Brick/uPVC Double Glazed Conservatory
- Three Good Sized Bedrooms
- Detached Garage & Ample Off Street Parking
- NO UPWARD CHAIN
- Generous Lounge/Diner
- Dual Aspect Breakfast Kitchen
- Modern Shower Room & Separate WC
- Attractive South East Facing Rear Garden
- EPC Rating: D

General

Gas central heating (Worcester Greenstar Combi Boiler)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 89.2 sq.m./960 sq.ft.

Council Tax Band - B

Tenure - Freehold

Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

A uPVC double glazed front entrance door with matching side panel opens into an ...

Entrance Hall

With staircase rising to the First Floor accommodation.

Breakfast Kitchen

13'9 x 8'7 (4.19m x 2.62m)

A dual aspect room, being part tiled and fitted with a range of limed oak wall, drawer and base units with complementary work surfaces over, including a breakfast bar.

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

Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer and a freestanding cooker with fitted extractor over.

Tiled floor and downlighting.

A door gives access into the lounge/diner, and a further door opens into a ...

Side Entrance Hall

Having a built-in under stair store, and a uPVC double glazed door giving access onto the side of the property.

Lounge/Diner

22'2 x 10'9 (6.76m x 3.28m)

A generous dual aspect reception room, having a feature fireplace with a multi-fuel stove sat on a marble hearth.

A uPVC double glazed door opens into the ...

Brick/uPVC Double Glazed Conservatory

11'2 x 10'3 (3.40m x 3.12m)

A lovely dual aspect conservatory fitted with oak flooring and having French doors which overlook and open onto the rear of the property.

On the First Floor

Landing

Having a built-in airing cupboard housing the Worcester Greenstar combi boiler.

Loft access hatch having a pull down ladder to a part boarded roof space with lighting.

Bedroom One

11'4 x 10'9 (3.45m x 3.28m)

A good sized front facing double bedroom, having a range of fitted wardrobes, and a wash hand basin.

Bedroom Two

10'9 x 10'6 (3.28m x 3.20m)

A good sized rear facing double bedroom having a range of built-in wardrobes with overhead storage and base units.

Bedroom Three

8'7 x 7'5 (2.62m x 2.26m)

A rear facing single bedroom.

Shower Room

Being fully tiled and fitted with a modern white 2-piece suite comprising a shower enclosure with mixer shower, and a counter top wash hand basin with storage below.

Chrome heated towel radiator.

Tiled floor.

Separate WC

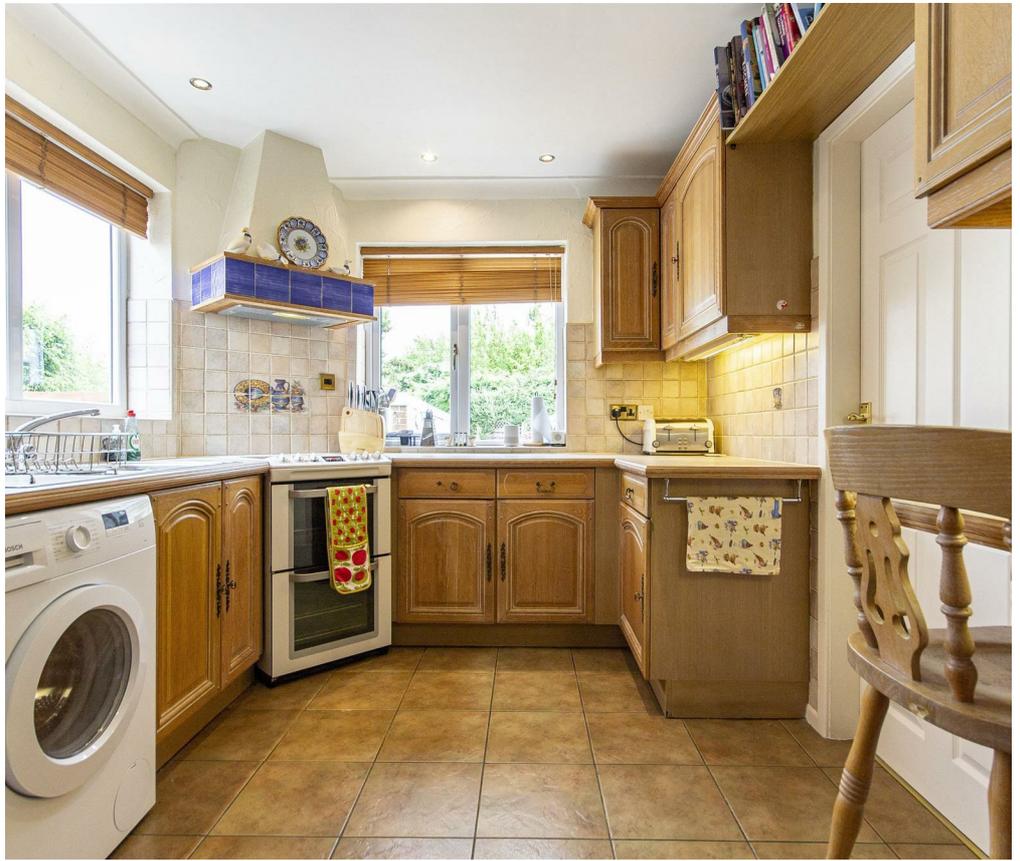
Being fully tiled and fitted with a modern white low flush WC.

Tiled floor.

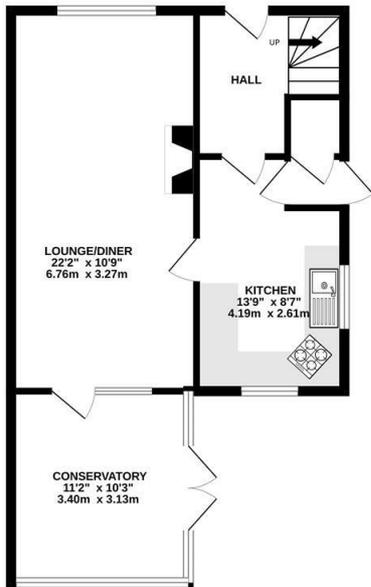
Outside

To the front of the property there is a walled garden with mature plants, shrubs and a tree. A block paved drive provides ample off street parking and leads to a detached single garage.

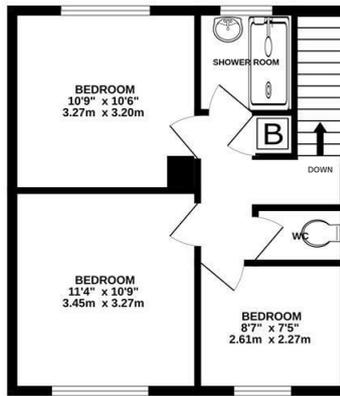
To the rear of the property there is an attractive south east facing enclosed garden, comprising a paved patio and a lawn with raised and planted side border. There is also a further paved area which is suitable for a greenhouse and a garden shed.



GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 960 sq.ft. (89.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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
agent
network

VIEWINGS

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, multi-fuel stove, 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 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.

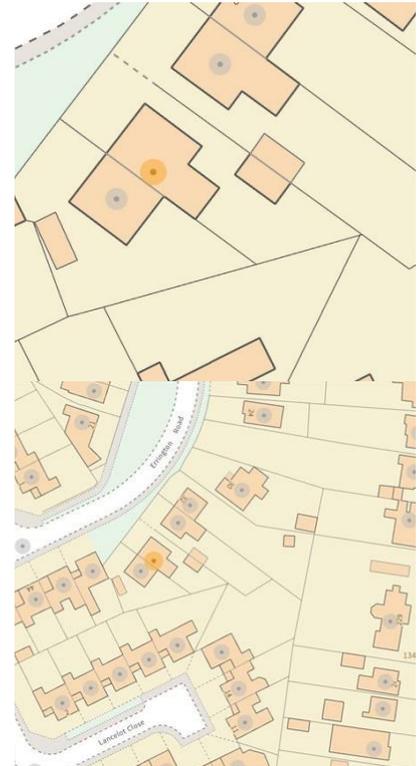
Validation Of Offers: In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(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 (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



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