



2 Gladwin Gardens,
Walton S40 3ES

£249,950



WILKINS VARDY

£249,950

GREAT VALUE LINK DETACHED FAMILY HOME IN BROOKFIELD CATCHMENT

This well proportioned three bedroomed, two bathroomed link detached family home would be an ideal property for a growing family, with three good sized bedrooms, two separate reception rooms, two bathrooms and utility room, together with off street parking and a detached garage. Requiring some cosmetic improvement, this property offers real scope to create your dream home.

Located within Brookfield catchment and ideally placed for the amenities in Walton and Brampton, Gladwin Gardens is also well sited for routes into the town centre and towards the Peak District.

- Detached Family Home
- Three Good Sized Bedrooms
- Two Reception Rooms
- Breakfast Kitchen
- Ground Floor Shower Room
- 2 Piece Bathroom Suite and Separate WC
- Gas Central Heating & uPVC Double Glazing
- Parking & Single Garage
- EPC Rating: C
- NO CHAIN

General

Gas central heating (Worcester Green Star Combi Boiler)
uPVC double glazed windows
Gross internal floor area - 95.2 sq.m./1024 sq.ft.
Council Tax Band - C
Secondary School Catchment Area - Brookfield Academy Trust

On the Ground Floor

A uPVC double glazed side door gives access to the...

Entrance Hall

With the staircase rising to the First Floor accommodation, understairs storage cupboard, tiled floor and further storage cupboard

Breakfast Kitchen

8'8 x 12'6 (2.64m x 3.81m)
Being part tiled and fitted with a range of light coloured wall, drawer and base units with complementary work surfaces over and breakfast bar.
Inset single drainer sink with mixer tap.
Space and plumbing for a dishwasher, space for a cooker with extractor over and fridge/freezer.
Built in store cupboard and tiled floor

Utility Room

5'11 x 5'1 (1.80m x 1.55m)
Having space and plumbing for an automatic washing machine and space for an under the counter freezer with worksurface over and tiled floor.

Ground Floor Shower Room

Being part tiled and containing a 3-piece suite comprising shower cubicle with mixer shower, low flush WC and pedestal wash hand basin.
Vinyl floor and chrome heated towel rail.

Dining Room

9'11 x 10'11 (3.02m x 3.33m)
With a French uPVC door leading out onto the rear garden.

Lounge

12'7 x 14'7 (3.84m x 4.45m)
A good sized reception room overlooking the front of the property.

On the First Floor

Landing

Having a built in cupboard which houses the gas boiler.

Bedroom One

13'4 x 10'8 (4.06m x 3.25m)
A good sized rear facing double bedroom.

Bedroom Two

12'8 x 7'11 (3.86m x 2.41m)
A front facing double room.

Bedroom Three

12'8 x 6'8 (3.86m x 2.03m)
A single room overlooking the side of the property

Bathroom

Being fully tiled and containing a 2-piece suite comprising panelled bath with electric shower over and pedestal wash hand basin.
Vinyl flooring

Separate WC

With a low flush WC and vinyl flooring.

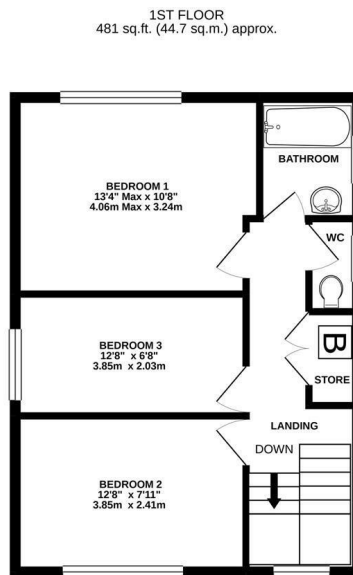
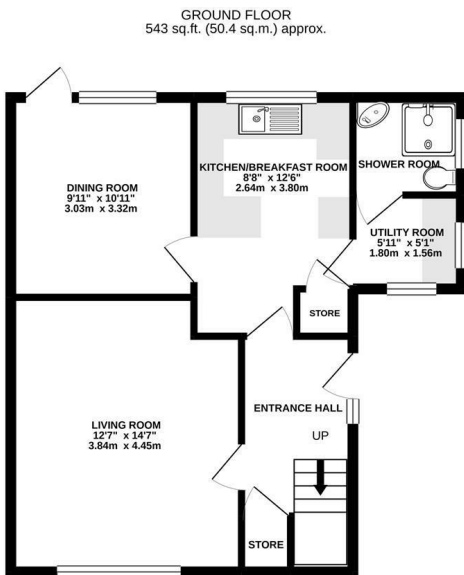
Outside

The property stands on a generous corner plot with a lawned garden to front and side with mature shrubs,

A gate gives access to the enclosed rear garden which is lawned with mature shrub borders and hardstanding for a shed.

To the rear of the property is a printed concrete driveway providing off road parking and leading to the detached garage.





TOTAL FLOOR AREA : 1024 sq.ft. (95.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(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

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RICS

Relocation agent 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 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 Brookfield Academy Trust 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**

BOLSOVER | 14 Town End, Bolsover S44 6DT | **01246 241 806**

CLAY CROSS | 91 High Street, Clay Cross S45 9DZ | **01246 863 084**

wilkins-vardy.co.uk