



12 Richmond Close,
Walton, S40 3JH

OFFERS IN THE REGION OF
£240,000

W
WILKINS VARDY

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SEMI DETACHED FAMILY HOME IN POPULAR RESIDENTIAL AREA

** STANDING ON A LARGE PLOT WITH FANTASTIC POTENTIAL **

Occupying a corner plot is this, three bedroomed semi detached family home offering 880 sq.ft. of well proportioned and tastefully appointed accommodation to include a dual aspect living/dining room, contemporary bathroom, kitchen and utility room, together with garaging and off street parking.

The property is located in this popular residential area, well placed for the various amenities in Walton and Brampton, and easily accessible for commuter routes into Chesterfield, Sheffield and for the M1 Motorway.

- Semi Detached House
- Two Reception Rooms
- Re-Fitted Family Bathroom
- uPVC Double Glazing
- Large Corner Plot
- Three Bedrooms
- Fitted Kitchen & Utility Room
- Gas Central Heating
- Single Garage
- EPC Rating - D

General

Gas Central Heating

uPVC Double Glazed Windows and Doors

Gross Internal Floor Area 81.7 sq m/880 sq ft

Council Tax Band – B

Secondary School Catchment Area – Parkside Community School

On the Ground Floor

A uPVC double glazed door leads into the

Entrance Hall

Having the staircase rising to the First Floor accommodation.

Kitchen

10' x 7'11 (3.05m x 2.41m)

Being fitted with a range of Hi- gloss white fronted wall and base units with tiled splashbacks and complementary worksurfaces over.

Inset single drainer stainless steel sink unit with mixer tap.

Space and point for a cooker with extractor over and space for a larder style fridge/freezer.

Utility Room

8'2 x 6'11 (2.49m x 2.11m)

Fitted with a range of base units and having space and plumbing for an automatic washing machine, space for a tumble drier and space for an under counter fridge/freezer.

A side door gives access onto the rear garden.

Dining Room

10' x 9' (3.05m x 2.74m)

With wood laminate flooring and uPVC double glazed French doors leading out onto the rear garden.

Open access through to the....

Lounge

14'2 x 10'11 (4.32m x 3.33m)

A good sized reception room overlooking the front of the property with a feature fireplace fitted with a multi-fuel stove.

On the First Floor

Landing

Having a built in overstairs storage cupboard.

Bedroom One

12'11 x 10'11 (3.94m x 3.33m)

A double room overlooking the front of the property

Bedroom Two

11'5 x 10'10 (3.48m x 3.30m)

A double room overlooking the rear garden.

Bedroom Three

8'2 x 6'2 (2.49m x 1.88m)

A single room overlooking the front of the property.

Bathroom (Re-Fitted in 2019)

Being part tiled and fitted with a white three piece suite comprising "L" shaped bath with mixer shower over and glass shower screen, low flush WC and wash hand basin set within a vanity unit.

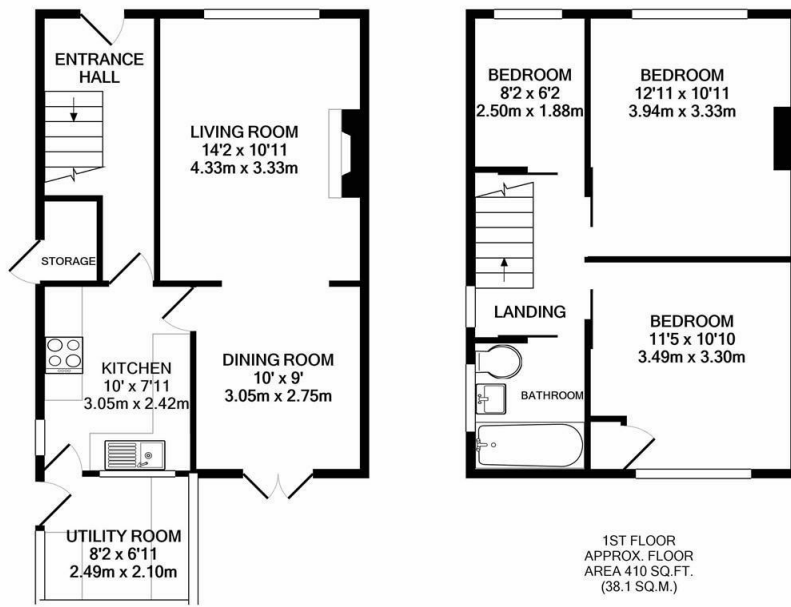
Vertical chrome heated towel rail, vinyl floor and loft access hatch.

Outside

The property stands on a substantial corner plot with a driveway leading to the single garage and providing off road parking for two cars, to the side of the driveway is a raised gravelled area with shrub planting.

The side and rear garden is accessed via a gate and sees a paved patio with a lawn and decorative pebbled seating area beyond.

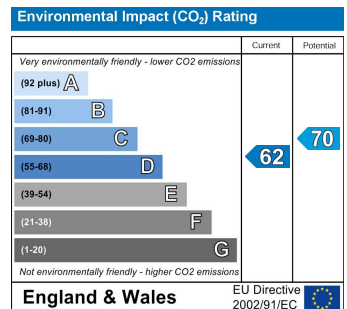
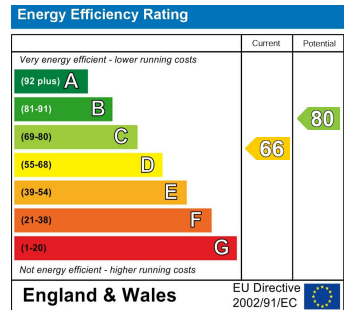




GROUND FLOOR
APPROX. FLOOR
AREA 469 SQ.FT.
(43.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 880 SQ.FT. (81.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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



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.

We are informed by the vendor that, at the time of our inspection, the central heating system, gas fire, kitchen appliances, 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

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 Consultants.



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

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