



27 Horsewood Road,  
Walton, S42 7LS

£165,000

W  
WILKINS VARDY

# £165,000

IDEAL FIRST HOME OR INVESTMENT PROPERTY

This delightful two bed roomed mid terraced town house offers well ordered accommodation which includes a comfortable sized living room and dining kitchen with conservatory off, together with a driveway leading to a garage with WC to the rear and a pleasant mature south facing enclosed rear garden.

The property is conveniently situated for the shops and amenities in Walton, and is well placed for accessing Somersall Park and the various amenities on Chatsworth Road.

- Mid Town House
- Kitchen/Diner
- Two Good Sized Bedrooms
- Integral Garage with WC to Rear
- NO CHAIN
- Good Sized Living Room
- uPVC Double Glazed Conservatory
- Family Bathroom
- South Facing Rear Garden
- EPC Rating: D

## General

Gas central heating (Worcester HE Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 70.8 sq.m./762 sq.ft.  
Council Tax Band - B  
Secondary School Catchment Area - Brookfield Community School

## On the Ground Floor

A wooden framed entrance door opens into the ...

## Entrance Hall

Having a glazed internal door opening into the ...

## Living Room

14'8 x 10'10 (4.47m x 3.30m)  
A good sized front facing reception room having a feature fireplace with ornate surround, marble inset, hearth and electric fire.  
An open plan staircase rises to the First Floor accommodation.

## Kitchen/Diner

15'4 x 6'11 (4.67m x 2.11m)  
Being part tiled and fitted with a range of wall and base units with complementary work surfaces over.  
Inset 1½ bowl single drainer sink with mixer tap.  
Space and plumbing is provided for an automatic washing machine and slimline dishwasher, and there is space for a freestanding cooker and under counter fridge.  
Tiled flooring and downlighting to the kitchen area.  
A wooden framed glazed door opens into the ...

## uPVC Double Glazed Conservatory

Having a tiled floor and a door opening onto the patio.

## On the First Floor

## Landing

With loft access hatch.

## Bedroom One

11'8 x 10'9 (3.56m x 3.28m)  
A good sized front facing double bedroom, having a built-in over stair cupboard housing the gas boiler.

## Bedroom Two

8'10 x 7'11 (2.69m x 2.41m)  
A good sized front facing single bedroom.

## Bathroom

Being fully tiled and fitted with a 3-piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin and low flush

## WC.

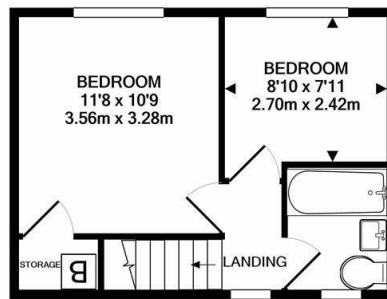
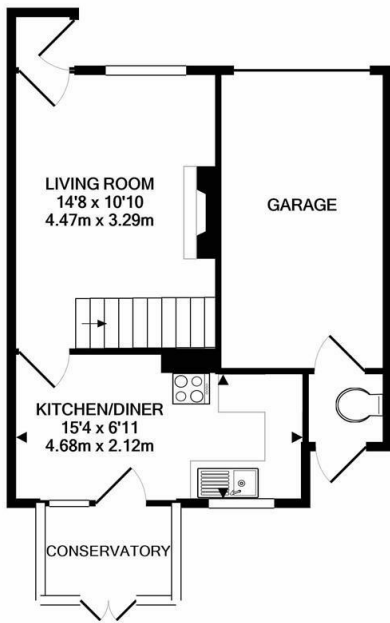
Tiled floor.

## Outside

To the front of the property there is a tarmac drive providing off street parking, leading to an integral garage having a door to the rear giving access to a WC, with a further door giving access onto the rear garden. There is also a lawned garden with two mature conifers.

The enclosed south facing rear garden comprises of a paved patio with steps up to a lawn with planted side borders.





1ST FLOOR  
APPROX. FLOOR  
AREA 289 SQ.FT.  
(26.9 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 473 SQ.FT.  
(43.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 762 SQ.FT. (70.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		66
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		89
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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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.

We are informed by the vendor that, at the time of our inspection, the central heating system, electric fire, 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.



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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