

THE NO COMMISSION ESTATE AGENT.

Sell^{and} save



Orchards Way, Walton, Chesterfield, S40 3BZ

£179,950

****GENEROUS CORNER PLOT** CUL DE SAC LOCATION** NO CHAIN**** Sell and Save are delighted to offer this chance to buy a THREE bed semi-detached property set in a cul de sac location in the sought after village location of Walton within the Brookfield School Catchment and close to all the local amenities. The property has undergone some refurbishment and includes new neutral decor and new carpets. The property is entered into the hallway with modern kitchen, through lounge diner and garden room with patio doors leading to the rear courtyard. To the first floor is a master double bedroom, bedroom two, third bedroom which could be used a study or nursery and modern bathroom with white three piece suite and shower over bath. There is also a useful attic room via access from pull down extending loft ladders. To the front is an extensive garden, driveway parking for two cars and gated side access to the rear easily maintained courtyard. Double Glazing (except garden room) and Gas Central Heating (Combi Boiler) CALL SELL AND SAVE FOR A VIEWING ON 01246 221039



KITCHEN



LOUNGE / DINER



OUTSIDE

- NO CHAIN
- ATTIC ROOM WITH EAVES STORAGE
- MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH
- NEW NEUTRAL GREY CARPETS
- DRIVEWAY PARKING FOR TWO CARS
- GENEROUS CORNER PLOT
- CUL DE SAC LOCATION
- MODERN KITCHEN
- GARDEN ROOM

ENTRANCE HALL

KITCHEN

3.24m x 2.23m (10'8" x 7'4")

LOUNGE / DINER

3.37m x 6.60m (11'1" x 21'8")

GARDEN ROOM

2.33m x 2.67m (7'8" x 8'9")

BEDROOM ONE

3.57m x 3.54m (11'9" x 11'7")

BEDROOM TWO

2.99m x 3.75m (9'10" x 12'4")

BEDROOM THREE

1.97m x 1.75m (6'6" x 5'9")

BATHROOM

2.09m x 1.75m (6'10" x 5'9")

ATTIC ROOM

3.19m x 4.75m (10'6" x 15'7")

OUTSIDE

GENERAL

TENURE - FREEHOLD

COUNCIL TAX BAND - B

EPC RATING - E

GROSS INTERNAL FLOOR AREA - (85.6 sq m / 921 sq ft)

ATTIC ROOM ENTERED FROM EXTENDING LOFT LADDERS

UPVC DOUBLE GLAZED (Except Garden Room)

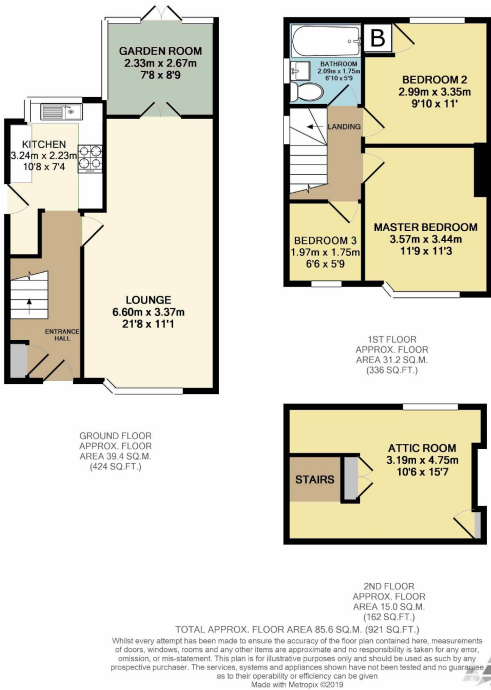
GAS CENTRAL HEATING (COMBI)



BEDROOM ONE



GARDEN ROOM



FLOOR PLAN

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Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
		Current	Potential			Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A			(92-100)	A		
(81-91)	B			(81-91)	B		
(65-80)	C			(65-80)	C		
(55-64)	D			(55-64)	D		
(39-54)	E	45	48	(39-54)	E	44	47
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			