



Dark Lane, Calow, Chesterfield, Derbyshire S44 5UX

-  2
-  1
-  1
-  EPC

£140,000

P I N E W O O D



**Dark Lane
Calow
Chesterfield
Derbyshire
S44 5UX**



£140,000

**2 bedrooms
1 bathrooms
1 receptions**

- No Chain - Great For First Time Buyers or Investors
- In Need of Modernisation - Refurbishment Project
- Semi Rural Village Location
- Far Reaching Countryside Views
- Access to Main Commuter Links, Train Station, Hospital, Town Centre and M1 Motorway
- uPVC Double Glazing - Council Tax Band A
- Large Bathroom with White Suite and Shower Over Bath
- On Street Parking To The Front of The Property
- Large Rear Garden with Space for an Allotment
- Double Bedroom and Single Bedroom



SEMI RURAL LOCATION - PERFECT FOR THE INVESTOR OR FIRST TIME BUYERS LOOKING FOR A RENOVATION PROJECT.

****COTTAGE CHARM AND FAR REACHING VIEWS**LARGE REAR GARDEN WITH SPACE FOR AN ALLOTMENT**Pinewood Properties are delighted to offer this TWO BED MID TERRACED COTTAGE located on a quiet lane in this semi rural location in the village of Calow, close to all the village amenities and easy access to the Royal Hospital, Train Station, Chesterfield Town Centre and M1 Motorway access, The property is in need of modernisation throughout, being set back from the road via a small walled frontage, on street parking is available directly outside. The downstairs comprises a lounge and kitchen with pantry/store. To the first floor there is a large bathroom with white suite and shower over bath, double bedroom with views and a single bedroom also with views, To the rear is a generous garden with space for an allotment. uPVC Double Glazing.**

****PLEASE CALL PINWOOD PROPERTIES TO ARRANGE YOUR VIEWING TODAY****

LOUNGE

15'4"x 13'4" (4.68x 4.08)

KITCHEN DINER

13'1" x 12'7" (3.99 x 3.85)

BEDROOM ONE

14'11" x 13'1" (4.55 x 3.99)

BEDROOM TWO

12'0" x 7'10" (3.68 x 2.41)

BATHROOM

12'0" x 7'0" (3.68 x 2.15)

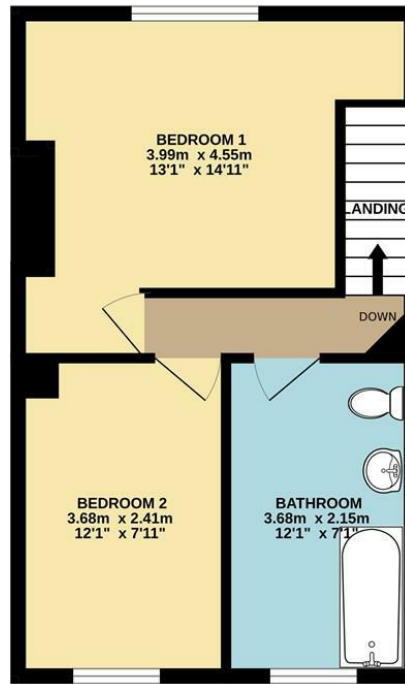
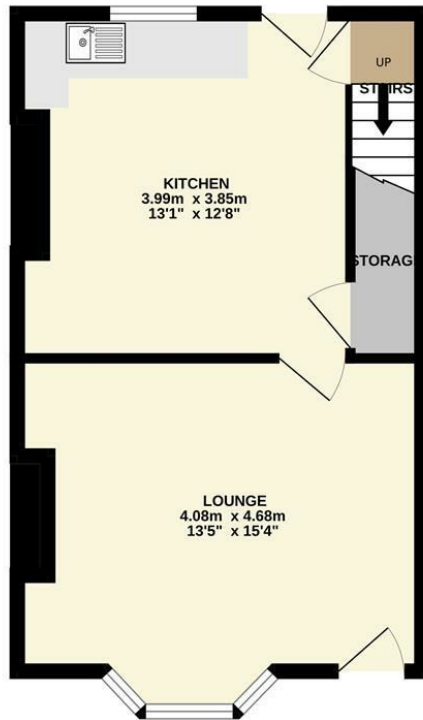
OUTSIDE

To the front the property is set back from the road with a walled forecourt, on street parking is available directly outside, to the rear is a generous lawned garden with space for an allotment.



GROUND FLOOR
35.4 sq.m. (381 sq.ft.) approx.

1ST FLOOR
34.1 sq.m. (367 sq.ft.) approx.



TOTAL FLOOR AREA : 69.5 sq.m. (748 sq.ft.) 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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GENERAL INFORMATION

Tenure: Freehold
Energy Performance Rating: TBC
uPVC Double Glazing
Gas Central Heating
Gross Internal Floor Area:
Council Tax Band: A - North East Derbyshire District Council

DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

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 plus) A			(81-91) A		
(81-91) B			(61-80) B		
(69-80) C			(55-60) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(11-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Mansfield branch
24 Albert Street
Mansfield, NG1
01623 621001

Clowne branch
26 Mill Street,
Clowne, S43 4JN
01246 810519

Clay Cross branch
20 Market Street,
Clay Cross, S45 9JE
01246 251194

Chesterfield branch
33 Holywell Street,
Chesterfield, S41 7SA
01246 221039

PINEWOOD

