



36 Top Road,
Calow, S44 5AA

OFFERS IN THE REGION OF

£119,950



WILKINS VARDY

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IDEAL FIRST HOME - TWO BEDROOMS - SOUTH FACING ENCLOSED REAR GARDEN

This attractive Victorian terraced house offers two good sized bedrooms and two separate reception rooms, together with a high gloss kitchen and modern bathroom. Occupying a good sized plot with a south facing enclosed rear garden, this property would suit a first time buyer or investor.

Top Road is conveniently located for the nearby amenities in Calow and well placed for routes into the town centre and towards Brimington and Bolsover. The property is also well placed for accessing the Royal Hospital and routes for the M1.

- Well Appointed Mid Terraced House - An Ideal First Buy
- Two Good Sized Reception Rooms
- Modern Fitted Kitchen with High Gloss Units
- Two Good Sized Bedrooms
- Separate Family Bathroom
- Good Sized Enclosed South Facing Rear Garden
- NO UPWARD CHAIN Ready For Immediate Occupation
- Popular & Convenient Location, Close to Amenities
- EPC Rating: C

General

Gas central heating (Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 73.4 sq.m./790 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Hasland Hall

On the Ground Floor

A uPVC double glazed front entrance door opens into a ...

Living Room

13'1 x 11'2 (3.99m x 3.40m)
A good sized front facing reception room fitted with vinyl flooring and having a feature fireplace with inset pebble bed electric fire.
An opening leads through to a ...

Centre Lobby

With staircase rising to the First Floor accommodation.

Kitchen

8'11 x 6'8 (2.72m x 2.03m)
Fitted with a range of modern grey hi-gloss wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring hob with extractor hood over.
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.
Tiled floor.
A uPVC double glazed door gives access onto the rear of the property.

Dining Room

13'1 x 12'3 (3.99m x 3.73m)
A good sized rear facing reception room fitted with vinyl flooring.
A door gives access to a useful built-in under stair store.
An opening leads through into the ...

On the First Floor

Landing

Bedroom One

13'1 x 11'3 (3.99m x 3.43m)
A spacious front facing double bedroom having a built-in over stair store cupboard.

Bedroom Two

9'9 x 8'7 (2.97m x 2.62m)
A rear facing good sized single/small double bedroom.

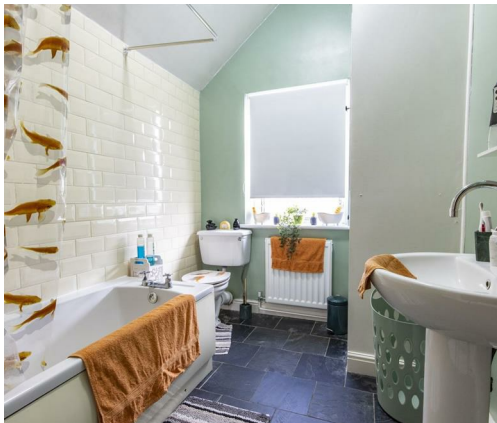
Family Bathroom

Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with electric shower over, pedestal wash hand basin and a low flush WC.
Built-in airing cupboard housing the gas combi boiler.
Tiled floor.

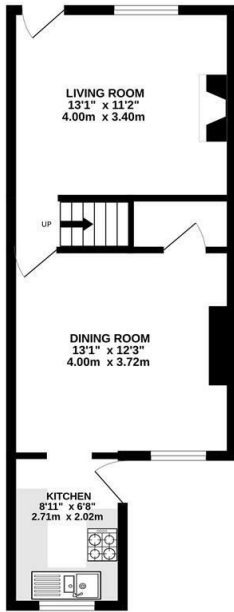
Outside

There is a walled forecourt garden and path leading up to the front entrance door. On street parking is available in the area.

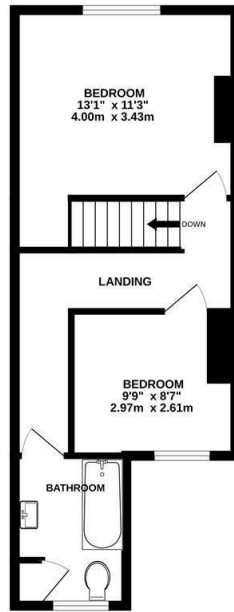
The enclosed south facing rear garden comprises a lawn and a concrete patio area. A path leads to a gate which opens to a further garden area with a brick built outhouse.



GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 790 sq.ft. (73.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
Made with Metropix i2D2K

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(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.

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

Whilst the property is understood to be in the Outwood Academy Hasland Hall 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.



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