



73 Calow Lane,
Hasland, S41 0AX

OFFERS IN THE REGION OF

£145,000

W
WILKINS VARDY

OFFERS IN THE REGION OF

£145,000

WELL APPOINTED MID TERRACE HOUSE - THREE BEDS - MODERN KITCHEN & BATHROOM
- NO CHAIN

This delightful terraced house on Calow Lane presents a wonderful opportunity for anyone looking to settle in a vibrant part of Chesterfield. Offering 817 sq.ft. of well proportioned and neutrally presented accommodation, which includes a good sized living room and a modern fitted kitchen with cloaks/WC off. The property also features three bedrooms and a modern shower room, making it an ideal choice for small families, couples, or individuals seeking a cosy home.

Located in a popular neighbourhood, this home benefits from its proximity to local amenities, schools, and parks, making it an excellent choice for those who appreciate community living. The surrounding area is well connected, providing easy access to Chesterfield Town Centre and the M1 Motorway.

- Well Appointed Mid Terrace House
- Good Sized Living Room
- Modern Fitted Kitchen with Integrated Cooking Appliances
- Ground Floor Cloaks/WC
- Three Bedrooms
- Re-Fitted Shower Room/WC
- Enclosed Low Maintenance Rear Yard
- NO UPWARD CHAIN
- EPC Rating: C

General

Gas central heating (Baxi 800 Series Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 75.9 sq.m./817 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Hasland Hall

On the Ground Floor

A composite front entrance door opens into a ...

Entrance Hall

Having an internal door opening into the ...

Living Room

15'0 x 12'4 (4.57m x 3.76m)
A good sized front facing reception room with a built-in base cupboard. An opening leads through to a ...

Hallway

With staircase rising to the First Floor accommodation. A door from here gives access into the ...

Re-Fitted Kitchen/Diner

14'2 x 11'10 (4.32m x 3.61m)
Fitted with a range of light grey shaker style wall, drawer and base units with complementary work surfaces and matching splashbacks.
Inset 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 flooring.
A uPVC double glazed door gives access onto the rear of the proeprty.
A further door opens to a ...

Cloaks/WC

Fitted with a white 2-piece suite comprising of a wash hand basin with splashback and storage below, and a low flush WC.
Tiled flooring.

On the First Floor

Landing

With loft access hatch.

Bedroom One

14'2 x 8'8 (4.32m x 2.64m)
A good sized rear facing double bedroom.

Bedroom Two

12'2 x 8'8 (3.71m x 2.64m)
A good sized front facing double bedroom.

Bedroom Three

9'6 x 6'8 (2.90m x 2.03m)
A front facing single bedroom.

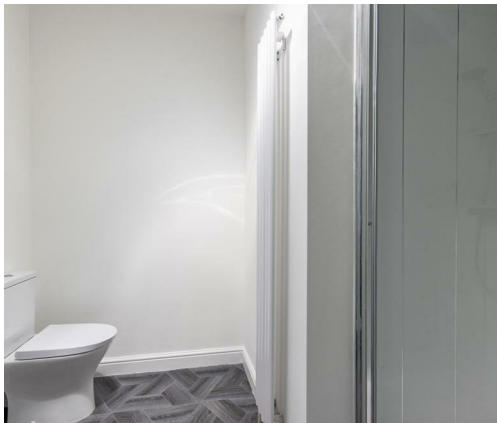
Re-Fitted Shower Room

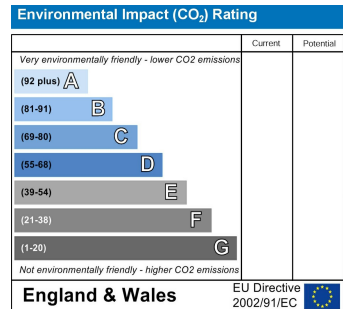
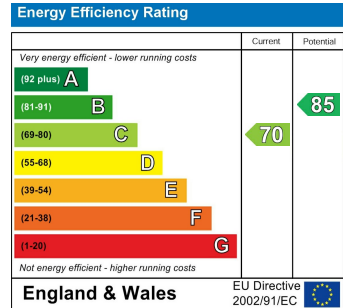
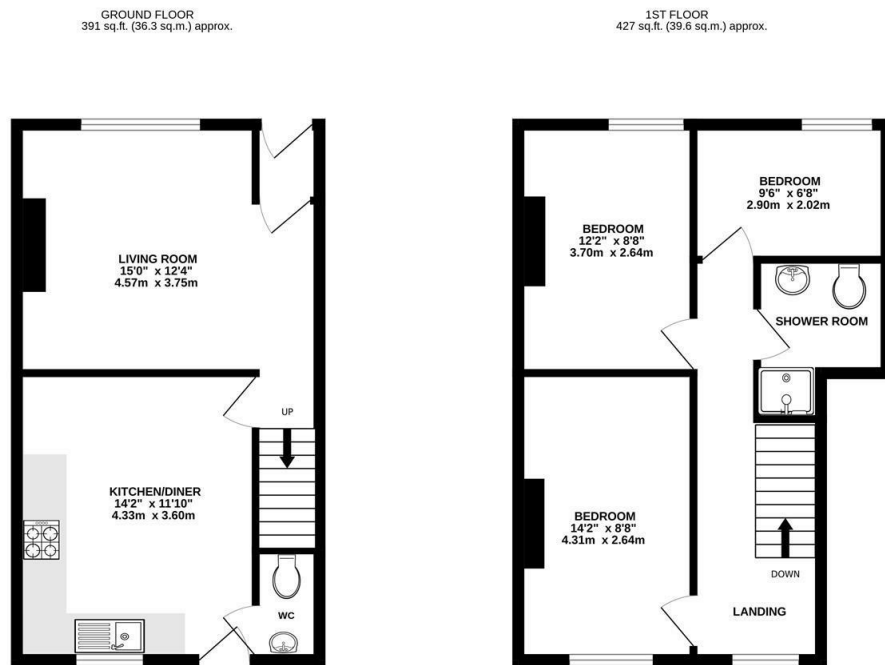
Fitted with a 3-piece suite comprising of a shower cubicle with mixer shower, semi recessed wash hand basin with storage below, and a low flush WC.
Vertical radiator.
Vinyl flooring.

Outside

There is a block paved forecourt to the front of the property. On street parking is available in the area.

A shared side gennel gives access to a gate which opens to the enclosed, low maintenance courtyard. There is also a brick built outhouse.





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, 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.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

wilkins-vardy.co.uk