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estate agents

OakTree Cottages Dark Lane

Calow, Chesterfield, S44 5UX

Guide price £110,000

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Price Guided £110,000-£120,000

This Period TWO DOUBLE BEDROOM MID TERRACED HOUSE is constructed in brick which is rendered over and set beneath a tile roof. Requiring a comprehensive scheme of modernisation works it has the potential to create an ideal starter home or investment property.

Located within this extremely popular semi-rural residential suburb to the Southeast of the town centre, within easy access of the Chesterfield Royal Hospital, nearby schools, local amenities in Hasland and ideally situated for major commuting road links via M1 motorway junction 29

Currently the property benefits from mains drainage, storage radiators for heating and uPVC windows. The accommodation comprises of Front Reception Room, Rear Kitchen, Two First Floor Bedrooms and Family Bathroom.

Rear right of way is available via the side driveway of number 11 Oaktree Cottages to be able to potentially facilitate rear garage (subject to consents) or car parking space. Front low stone boundary walling with forecourt garden, side shared gennel and access to the rear of the property. Generous sized rear gardens which predominantly are laid to lawn with mature trees garden shed, outside store and outside WC.

Additional Information

uPVC double glazed windows

Solid Fuel Central Heating + Storage Heating

Gross Internal Floor Area - 71.9 Sq.m. / 773.9 Sq.Ft.

Council Tax Band - A

Secondary School Catchment - Outwood Academy-Hasland Hall

Kitchen

13'0" x 12'1" (3.96m x 3.68m)

Rear aspect window. Base unit with stainless steel sink unit. Original fireplace. Crockery cupboards. Space for washing machine and pantry. Consumer unit. uPVC door to the rear





Reception Room

15'4" x 11'11" (4.67m x 3.63m)
Front aspect window. Original fireplace and Parkray solid fuel burner. uPVC front door. Storage radiator.

Landing

10'0" x 2'7" (3.05m x 0.79m)
with attic access to the loft space. Cylinder water tank.

Double Bedroom One

12'10" x 12'1" (3.91m x 3.68m)

Double Bedroom Two

12'1" x 8'1" (3.68m x 2.46m)

Shower Room

12'1" x 6'11" (3.68m x 2.11m)
Being partly tiled and having shower cubicle with mains shower, pedestal wash hand basin, bidet and low level WC. Storage radiator.

Outside

To the front the property has a front forecourt garden set behind a low stone wall. Shared access gennel to the rear. Exceptionally good sized rear gardens mainly laid to lawn. Garden shed, outside store and WC. Right of way via the driveway to the side of number 11 give access to the rear gardens with potential for car standing and potential erection of garage (subject to consents)

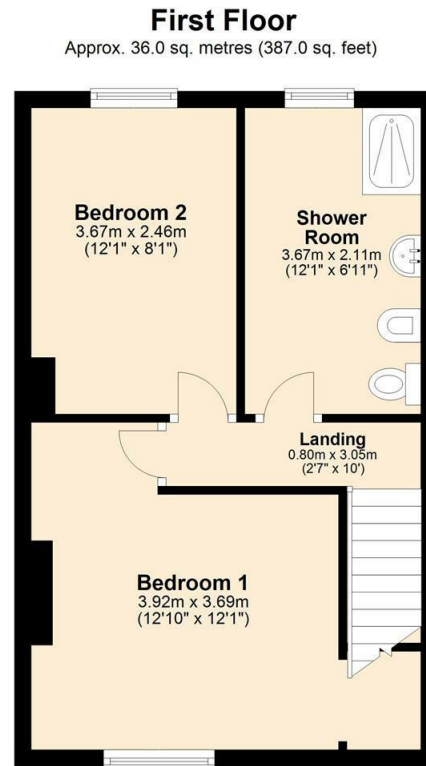
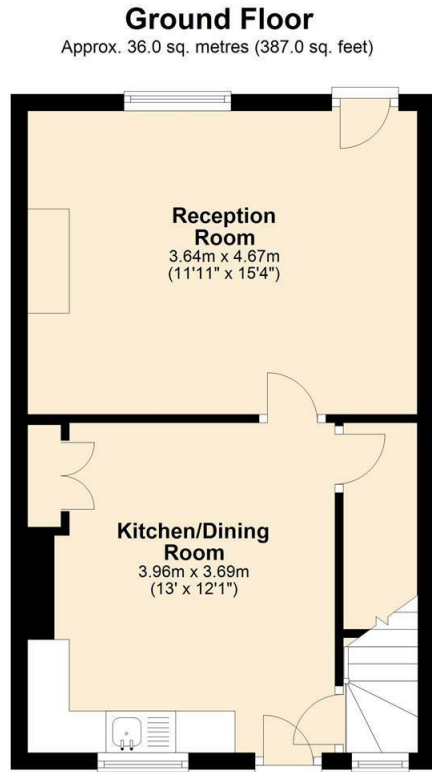


School catchment areas

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.

Validation of offer. 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.

Floor Plan

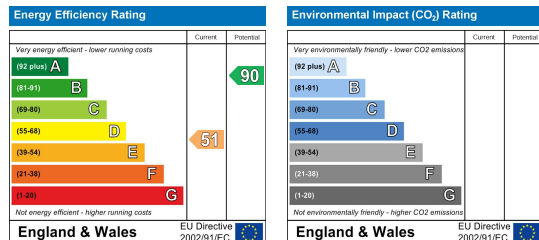


Total area: approx. 71.9 sq. metres (773.9 sq. feet)

Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map



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, 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.

17 Glumangate, Chesterfield S40 1TX

Tel: 01246 233 333 Email: info@wardsestateagents.co.uk wardsestateagents.co.uk

