



**w****ards**  
estate agents

**100 Calow Lane**

Hasland, Chesterfield, S41 0AX

**Guide price £160,000**

# 100 Calow Lane

Hasland, Chesterfield, S41 0AX

Guide Price £160,000 - £165,000

Offered to the market with NO CHAIN & IMMEDIATE POSSESSION!

Viewing is recommended of this well maintained TWO BEDROOM SEMI DETACHED HOUSE which is situated close to all local amenities including shops, schools, bus routes and Eastwood Park. Main commuter links via A61/A617 & M1 motorway are easily accessible.

Ideal for first time buyers, small families or investors alike!

Internally the accommodation benefits from gas central heating and uPVC double glazing. On the ground floor comprises of front entrance hall, family reception room and rear fitted dining kitchen. On the first floor main double bedroom, good sized second bedroom which could also be used as office/study or home working space, family shower room with 3 piece suite.

Front low maintenance garden with decorative stones and pathway leading to the front entrance.

Rear patio, garden shed, gated access with off road parking which is access via Blackthorne Close.

## Additional Information

Gas Central Heating -Baxi Boiler  
uPVC double glazed windows  
Gross Internal Floor Area - 53.3 Sq.m/ 574.1 Sq.Ft.  
Council Tax Band -A  
Secondary School Catchment Area -Hasland Hall Community School

## Front Entrance Hall

3'11 x 3'6 (1.19m x 1.07m)  
Front uPVC door.

## Front Reception Room

13'10 x 8'8 (4.22m x 2.64m)  
Family reception room with front aspect window.

## Dining Kitchen

11'11 x 9'10 (3.63m x 3.00m)  
Comprising of a range of base and wall units. Wall mounted Baxi Boiler. Laminate wood flooring. Useful under stairs storage cupboard.

## Landing

6'8 x 2'10 (2.03m x 0.86m)  
Access to the roof space.

## Front Bedroom One

12'11 x 12'0 (3.94m x 3.66m )  
Laminate flooring.





### Rear Bedroom Two

7'9 x 6'8 (2.36m x 2.03m)  
A good sized second bedroom which could also be used as office/study or home working space.

### Shower Room

10'11 x 5'0 (3.33m x 1.52m)  
Being partly tiled and comprising of a 3 piece suite which includes a shower enclosure with electric shower, low flush WC and pedestal wash hand basin. Airing cupboard with hot water cylinder tank.

### Outside

Front low maintenance garden with decorative stones and pathway leading to the front entrance.

Rear patio, garden shed, gated access with off road parking which is access via Blackthorne Close.



### 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.

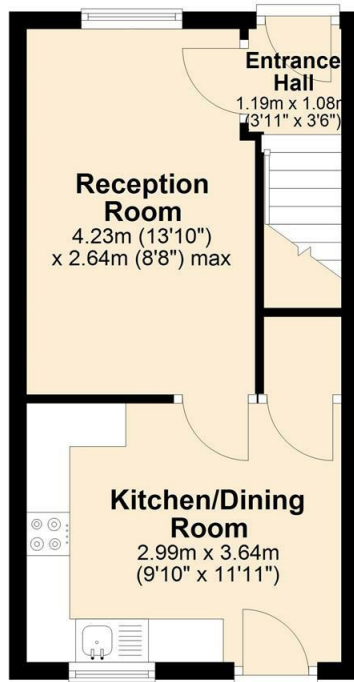
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.



## Floor Plan

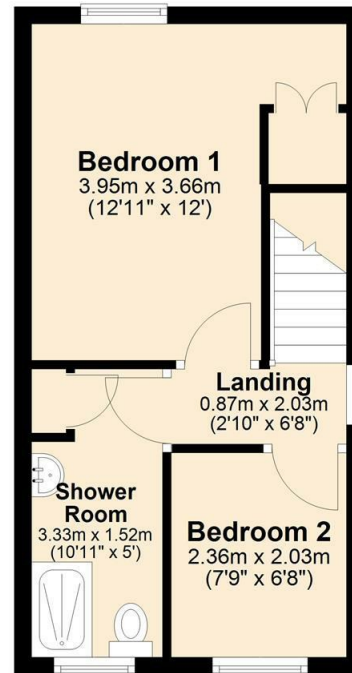
### Ground Floor

Approx. 26.7 sq. metres (287.0 sq. feet)



### First Floor

Approx. 26.7 sq. metres (287.0 sq. feet)

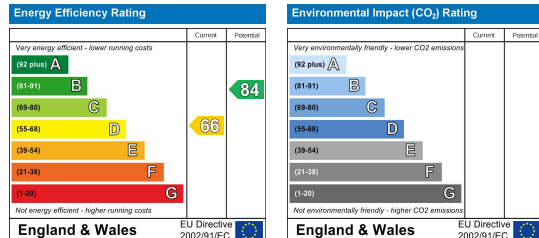


Total area: approx. 53.3 sq. metres (574.1 sq. feet)

## 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.

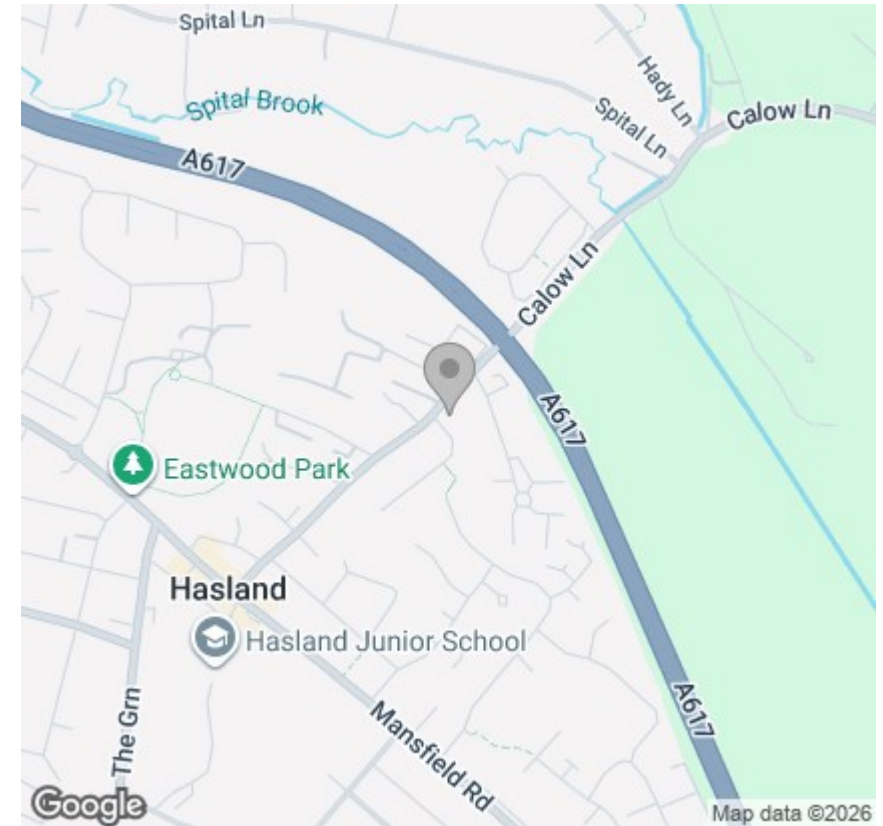
## Energy Efficiency Graph



17 Glumangate, Chesterfield S40 1TX

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

## 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.

