



134 Top Road, Calow

£90,000 Freehold

Semi-detached 2-bed house in Calow with 2 reception rooms, modern shower room, south-facing garden, on-street parking. Scope for modernisation. Auction sale, starting bid £90,000.

Council Tax band: A

Tenure: Freehold

STARTING BID £90,000

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

SOUTH FACING REAR GARDEN – SCOPE FOR MODERNISATION

Nestled in the village of Calow on the edge of Chesterfield, this delightful semi-detached house on Top Road offers a perfect blend of comfort and convenience, with scope for modernisation. Spanning an inviting 764 square feet, the property features two well-proportioned reception rooms, ideal for both relaxation and entertaining guests. The kitchen has an integrated oven, hob and extractor with access to the pleasant south facing and enclosed rear garden with lawn, patio and outbuilding.

Upstairs the house boasts two spacious double bedrooms, providing ample space for a small family or professionals seeking a peaceful retreat. The shower room off bedroom two is modern and thoughtfully designed, ensuring functionality and comfort for daily routines. to the front of the property on street parking is also available.

With its attractive location, residents will enjoy easy access to local village amenities, schools, and transport links, making it an ideal choice for those looking to settle in a friendly community. with easy access to the M1 Motorway, Chesterfield Town Centre, Hospital and Train Station.

This property presents a wonderful opportunity for first-time buyers, investors or those seeking to downsize without compromising on quality of life.

*VIDEO TOUR – TAKE A LOOK AROUND

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LOUNGE

13' 8" x 12' 0" (4.16m x 3.65m)

Dimensions: 4.16 into bay x 3.65 (13'7" into bay x 11'11"). A spacious reception room featuring laminate flooring and painted décor, complemented by coving and a decorative ceiling rose. A UPVC bay window and UPVC front door provide natural light, while a central heating radiator adds comfort. The room is further enhanced by a wooden fire surround with electric fire and a built-in storage cupboard.

DINING ROOM (2ND RECEPTION ROOM)

16' 1" x 12' 0" (4.90m x 3.65m)

A bright and welcoming space featuring a UPVC window and central heating radiator. Finished with laminate flooring, dado rail with painted upper section and wallpapered lower half, and decorative coving. The room also benefits from a useful understairs storage cupboard.

KITCHEN

8' 4" x 7' 0" (2.55m x 2.14m)

A well-appointed kitchen fitted with a range of wall, base, and drawer units with laminated work surfaces. Features include a four-ring gas hob with extractor and oven, stainless steel sink with chrome mixer tap, and space with plumbing for a washing machine. Finished with tiled flooring, tiled splashbacks, and painted décor. A UPVC window and external UPVC door provide natural light and access to the rear.

BEDROOM ONE

11' 9" x 12' 0" (3.59m x 3.65m)

A spacious double bedroom positioned to the front of the





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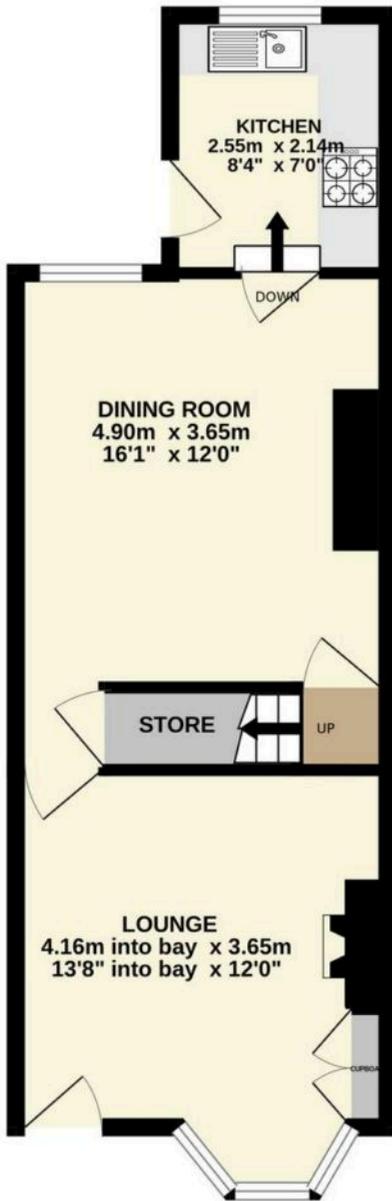
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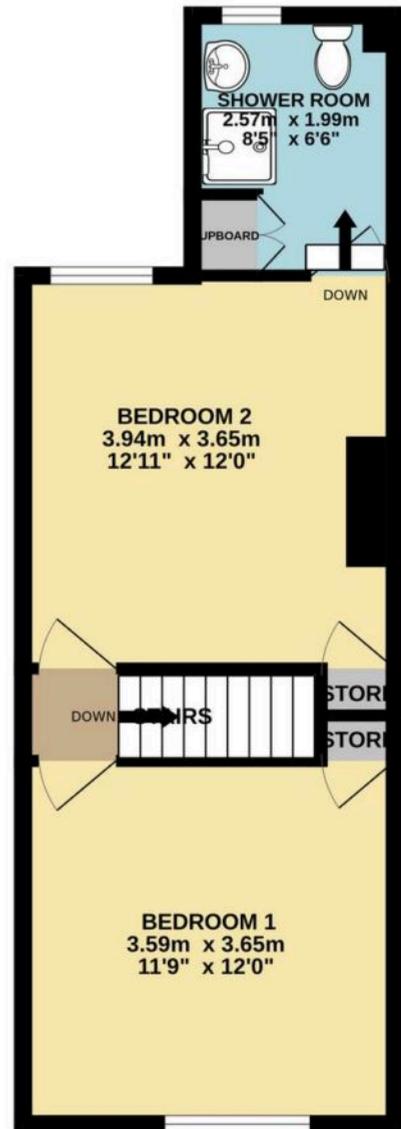
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GROUND FLOOR
35.8 sq.m. (385 sq.ft.) approx.



1ST FLOOR
35.2 sq.m. (379 sq.ft.) approx.



TOTAL FLOOR AREA : 71.0 sq.m. (764 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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You can include any text here. The text can be modified upon generating your brochure.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

