



Top Road, Calow, Chesterfield, Derbyshire S44 5SY

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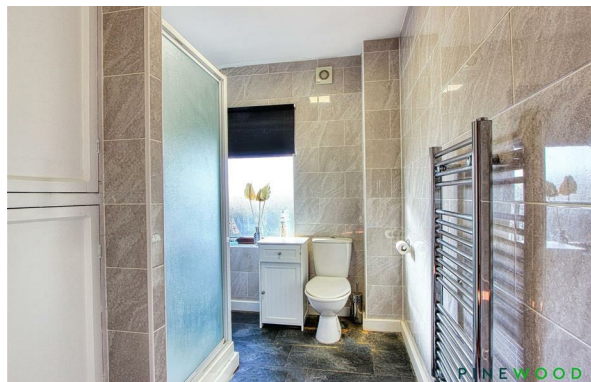
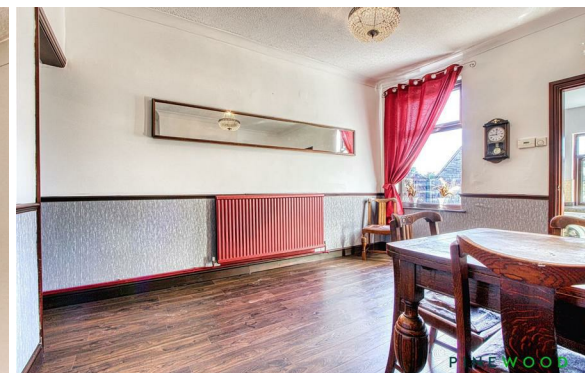
Auction Guide £90,000

PINEWOOD





# Top Road Calow Chesterfield Derbyshire S44 5SY



## Auction Guide £90,000

**2 bedrooms  
1 bathrooms  
1 receptions**

- NO CHAIN - IDEAL FOR THE FIRST TIME BUYER OR INVESTORS - SCOPE FOR MODERNISATION
- SOUTH FACING ENCLOSED REAR GARDEN - PATIO, LAWN AND OUTBUILDING
  - ON STREET PARKING AVAILABLE TO THE FRONT OF THE PROPERTY
- TWO RECEPTION ROOMS
- TWO DOUBLE BEDROOMS
- KITCHEN HAS INTEGRATED OVEN, HOB AND EXTRACTOR AND ACCESS TO THE REAR GARDEN
- MODERN SHOWER ROOM HAS FULLY TILED WALLS, WHITE SUITE AND SHOWER CUBICLE
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND A - FREEHOLD
- SITUATED IN THE HEART OF THE VILLAGE OF CALOW AND CLOSE TO ALL THE AMENITIES
- ON A BUS ROUTE - SHORT DRIVE TO THE M1 MOTORWAY, TOWN CENTRE, TRAIN STATION AND HOSPITAL



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

\*PLEASE CALL PINWOOD PROPERTIES TO ARRANGE YOUR VIEWING TODAY!

#### LOUNGE

13'7" into bay x 11'11" (4.16 into bay x 3.65)

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)

16'0" x 11'11" (4.90 x 3.65)

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" (2.55 x 2.14)

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 11'11" (3.59 x 3.65)

A spacious double bedroom positioned to the front of the property, finished with carpet flooring and wallpaper décor. The room benefits from a built-in storage cupboard, central heating radiator, and a UPVC window providing ample natural light.

#### BEDROOM TWO

12'11" x 11'11" (3.94 x 3.65)

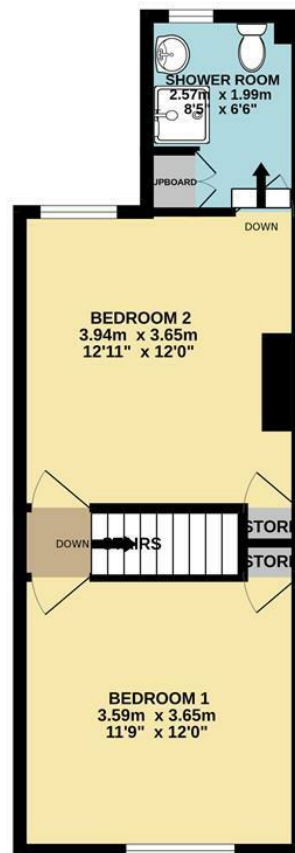
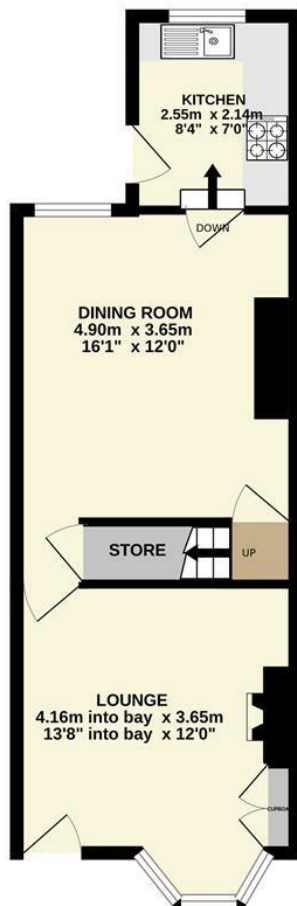
A well-proportioned double bedroom set to the rear of the property, featuring carpet, painted décor with a feature wallpapered wall, and a built-in storage cupboard. A UPVC window provides natural light, complemented by a central heating radiator.





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

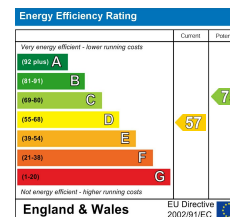
1ST FLOOR  
35.2 sq.m. (379 sq.ft.) approx.



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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**SHOWER ROOM**  
8'5" x 6'6" (2.57 x 1.99)

A stylish shower room featuring fully tiled walls and laminate tile-effect flooring. The suite comprises a low flush WC, pedestal wash basin with chrome taps, and a modern shower cubicle. The room is enhanced by a UPVC frosted window, built-in storage cupboard, chrome wall-mounted radiator and extractor fan

#### EXTERIOR

An enclosed, south-facing garden with lawn, patio and outbuilding, offering a private and secure outdoor space. To the front on street parking is available.

#### GENERAL INFORMATION

Tenure - Freehold  
Total Floor Area 764.00 sq ft / 71.0 sq m  
Council Tax Band A  
Gas Central Heating  
uPVC Double Glazing and Doors  
EPC Rated D

#### DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

#### RESERVATION AGREEMENT MAY BE AVAILABLE

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

#### MORTGAGE ADVICE

Should you require it, we are able to provide mortgage advice through our sister company, Bishop & Co Mortgage Services, Please ask us for more details

#### MODERN METHOD OF AUCTION

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Clay Cross branch  
20 Market Street,  
Clay Cross, S45 9JE  
01246 251194

Chesterfield branch  
33 Holywell Street,  
Chesterfield, S41 7SA  
01246 221039



**ESTAS**  
WINNER



CHESTERFIELD  
HIGH STREET  
AWARDS  
WINNER



# PINEWOOD