



w**ards**
estate agents

9 Churchside

Calow, Chesterfield, S44 5BH

Offers in the region of £170,000

9 Churchside

Calow, Chesterfield, S44 5BH

Early viewing is highly recommended of this well presented and maintained THREE BEDROOM SEMI DETACHED FAMILY HOUSE which is situated in this ever popular residential location being extremely convenient for local amenities, reputable local schools, Calow Royal Hospital and excellent road network links to the A61/617 and M1 motorway junction 29/29a giving access further afield to Sheffield, Derby, Nottingham.

Well proportioned the property benefits from: new roof 2024, cavity wall insulation 2007, uPVC windows 2025, canopy porch 2025 and gas central heating with a Combi boiler-new in 2024. There is scope for extension to the rear (STPP). The accommodation provides good family living space and includes front entrance hall, reception room, inner hallway to kitchen and ground floor fully tiled family bathroom with 3 piece White suite. To the first floor there are three generous bedrooms.

Front open plan lawns and side pathway which leads to the front entrance. Side gate leads to the rear.

Generous enclosed rear garden with fenced boundaries. Well tended lawns with fully stocked borders, superb block paved patio and further paved sun terrace to the bottom of the garden. A perfect setting for family/social outside entertaining and enjoyment. There is also a brick store with power.





Additional Information

Gas Central Heating -Combi Boiler (Installed in approx 2024)
uPVC double glazed windows -installed in 2025
Canopy Porch - added in 2025
Renewed Roof in 2024
Cavity Wall Insulation in 2007
Gross Internal Floor Area - 81.2 Sq.m/ 874.3 Sq.Ft.
Council Tax Band -A
Secondary School Catchment Area-Hasland Hall Community School

Entrance Hall

3'1" x 2'11" (0.94m x 0.89m)

Front canopy porch added in 2025. uPVC entrance door into the hallway. Door into the reception room. Staircase to the first floor.

Reception Room

15'4" x 12'9" (4.67m x 3.89m)

A generous family reception room with front aspect bay window. Stone hearth with mounted gas-fire. Access to the inner hallway.

Inner Hall

6'9" x 2'11" (2.06m x 0.89m)

Useful under stairs store cupboard. Door to the kitchen and also to the ground floor bathroom

Fitted Dining Kitchen

10'10" x 10'7" (3.30m x 3.23m)

Comprising of a Medium Oak range of base and wall units with complimentary work surfaces, inset stainless steel sink unit and tiled splash backs. Space is provided for gas cooker and washing machine. Integrated fridge. Tiled flooring and side part glazed uPVC door leads to the side footpath and rear gardens.

Ground Floor Family Bathroom

7'5" x 4'11" (2.26m x 1.50m)

Being fully tiled and comprising of a 3 piece suite which includes a family bath with mains shower above, wash hand basin set in attractive White vanity unit and low level WC. Tiled flooring.

First Floor Landing

13'4" x 5'11" (4.06m x 1.80m)

Rear aspect window, storage cupboard where the Ideal Combi Boiler is located. Access to the attic space.

Front Double Bedroom One

12'5" x 11'0" (3.78m x 3.35m)

Good sized main double bedroom with front and side aspect windows.



Rear Double Bedroom Two

10'5" x 9'8" (3.18m x 2.95m)

A second double bedroom with rear aspect window overlooking the gardens.

Rear Bedroom Three

8'9" x 8'6" (2.67m x 2.59m)

A versatile, good sized third bedroom which could also be used as an office, study or home working space. Rear aspect window overlooking the gardens.

External Store

11'1" x 5'10" (3.38m x 1.78m)

Useful external brick store with electricity.

Outside

Front open plan lawns and side pathway which leads to the front entrance. Side gate leads to the rear.

Generous enclosed rear garden with fenced boundaries. Well tended lawns with fully stocked borders, superb block paved patio and further paved sun terrace to the bottom of the garden. A perfect setting for family/social outside entertaining and enjoyment. There is also a brick store with power.



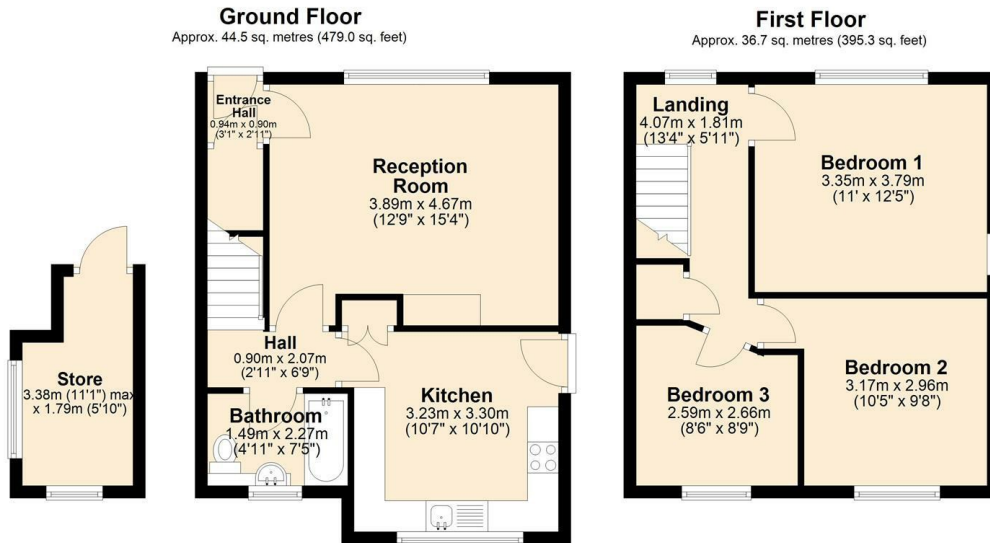
School catchment areas

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

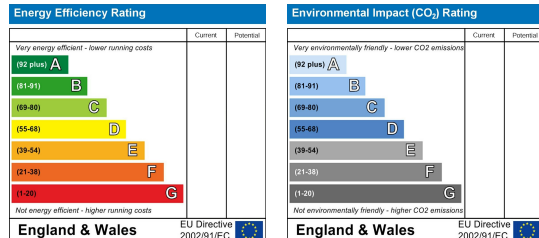


Total area: approx. 81.2 sq. metres (874.3 sq. feet)

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.

