



49 Church Lane,  
Calow, S44 5AL

£152,500

W  
WILKINS VARDY

# £152,500

SEMI DETACHED HOUSE - TWO DOUBLE BEDROOMS - 4-PIECE BATHROOM - NO CHAIN

Offered for sale with no upward chain is this generously proportioned and neutrally decorated semi detached home offering well balanced accommodation throughout. The property features a spacious living room ideal for relaxing or entertaining, alongside a fitted kitchen with ample storage and workspace. Upstairs, there are two good sized double bedrooms and a 4-piece family bathroom. Externally, the home benefits from off street parking and a private enclosed rear garden, perfect for outdoor enjoyment. This is an excellent opportunity for buyers seeking comfort, space, and practicality in a desirable setting.

With the nearby amenities in Calow and the Royal Hospital just a short distance away, this property is also ideally positioned for commuters needing access to the Town Centre and Train Station and for access onto the M1 Motorway.

- GENEROUSLY PROPORTIONED
- SPACIOUS LIVING ROOM
- FITTED KITCHEN
- TWO GOOD SIZED DOUBLE BEDROOMS
- 4-PIECE BATHROOM
- OFF STREET PARKING & ENCLOSED REAR GARDEN
- NO CHAIN
- EPC RATING: C

SEMI DETACHED HOUSE

## General

Gas central heating (Vaillant Ecotec Pro 28 Boiler)  
uPVC sealed unit double glazed windows and doors  
Total internal floor area - 62.4 sq.m./671 sq. ft.  
Council Tax Band - A  
Tenure - Freehold  
Secondary School Catchment Area - Hasland Hall Community School

## On the Ground Floor

A uPVC double glazed side entrance door opens into a ...

## Entrance Hall

Having a built-in cupboard housing the meters. A staircase rising to the First Floor accommodation.

## Kitchen

12'4 x 7'11 (3.76m x 2.41m)  
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.  
Inset 1½ bowl single drainer stainless steel sink with mixer tap.  
Space is provided for a freestanding cooker having a stainless steel splashback and extractor hood over.  
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.  
An opening gives access to a small storage area.  
Vinyl flooring.  
A uPVC double glazed door gives access onto the rear of the property.

## Living Room

19'2 x 9'8 (5.84m x 2.95m)  
A spacious reception room, fitted with laminate flooring and having two windows overlooking the front of the property.

## On the First Floor

## Landing

## Bedroom One

14'8 x 9'1 (4.47m x 2.77m)  
A generous dual aspect double bedroom, fitted with laminate flooring and having some built-in storage.

## Bedroom Two

9'10 x 9'7 (3.00m x 2.92m)  
A front facing double bedroom, fitted with laminate flooring and having a built-in double wardrobe with mirror doors.

## Bathroom

7'11 x 6'11 (2.41m x 2.11m)  
Being fully tiled and fitted with a 4-piece suite comprising a panelled bath,

separate shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.  
Laminate flooring.

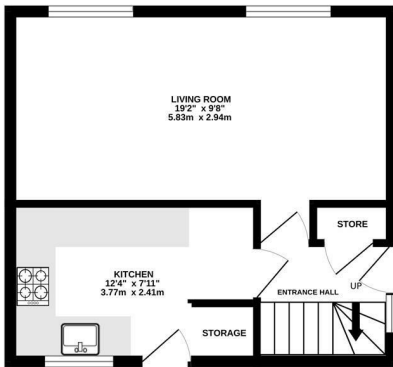
## Outside

There is a concrete frontage providing off street parking for two vehicles, and a path leading to the side entrance door.

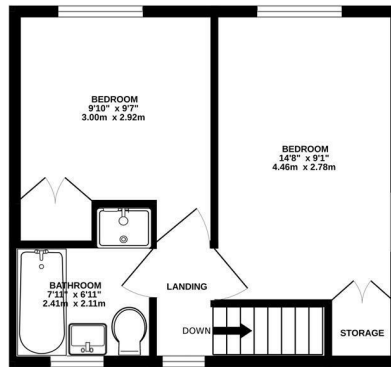
The enclosed rear garden comprises of a paved patio and lawn with paved path leading to a raised paved seating area. There is also a useful outbuilding.



GROUND FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



1ST FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA: 671 sq.ft. (62.4 sq.m.) 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		69
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



#### VIEWINGS

All viewings are to be arranged through the agent.

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, shower unit, plumbing installations, and electrical 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.

#### SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Hasland Hall Community School 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 ensure satisfaction of their entry criteria.

#### Validation Of Offers

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. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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