



w**ards**
estate agents

69 Calow Lane

Hasland, Chesterfield, S41 0AX

£120,000

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Offered to the market with NO CHAIN & IMMEDIATE POSSESSION!

Ideal for first time buyers, small families or investors alike! Well maintained TWO DOUBLE BEDROOM END TERRACED 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.

Potential Yield of 7% based on a purchase price of £120,000 and a monthly rental of £675

Internally the accommodation benefits from gas central heating with a combi boiler and uPVC double glazing. On the ground floor comprises of front entrance porch, family reception room and rear fitted dining kitchen. On the first floor main double bedroom with built in wardrobes, second double bedroom, family bathroom with 3 piece suite.

Enclosed garden with lawn garden.





Additional Information

Gas Central Heating-Alpha Combi Boiler
Current Gas & Electrical Certificates
uPVC Double Glazed windows
Rood renewed March 2022
Gross Internal Floor Area- 55.5 Sq.m/
597.2 Sq.Ft.
Council Tax Band -A
Secondary School Catchment Area -
Hasland Hall Community School

Additional Information

Number 67 has right of way over the rear garden.

Front Porch

3'2" x 3'0" (0.97m x 0.91m)
uPVC entrance door. Internal wooden glazed door leads into the reception room.

Reception Room

13'2" x 12'5" (4.01m x 3.78m)
Good sized front reception room with bay window and fireplace.

Kitchen/ Diner

12'1" x 9'2" (3.68m x 2.79m)
Comprising of a range of base and wall units with work surfaces over and inset stainless steel sink unit. Integrated oven and gas hob. Space and plumbing for washing machine. Wall mounted Alpha Combi boiler. Useful understairs store. Rear uPVC door to the rear garden. Door leads to the first floor. Vinyl flooring.

First Floor Landing

5'10" x 2'8" (1.78m x 0.81m)

Front Double Bedroom One

12'5" x 10'1" (3.78m x 3.07m)
Front main double bedroom with built in mirror fronted wardrobes. Access to the attic.



Rear Double Bedroom Two

12'1" x 6'8" (3.68m x 2.03m)

A good sized second bedroom with rear aspect window.

Fully Tiled Bathroom

8'11" x 5'5" (2.72m x 1.65m)

Comprising of a 3 piece suite which includes a bath with electric shower above, pedestal wash hand basin and low level WC



Outside

Enclosed rear garden with lawn area.

Number 67 has right of way over the rear garden.



School catchment areas

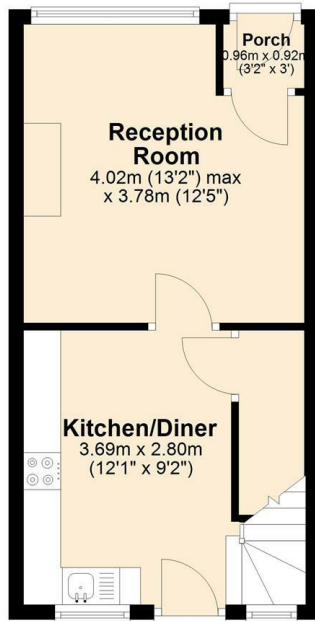
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.



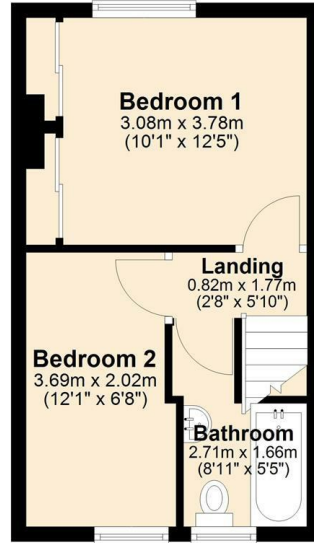
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan

Ground Floor
Approx. 29.5 sq. metres (317.7 sq. feet)



First Floor
Approx. 26.0 sq. metres (279.4 sq. feet)

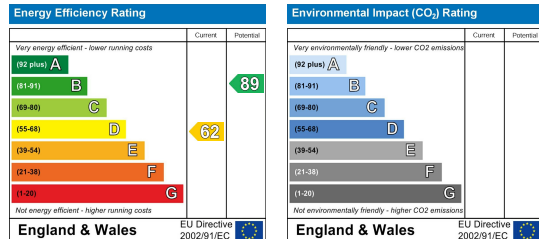


Total area: approx. 55.5 sq. metres (597.2 sq. feet)

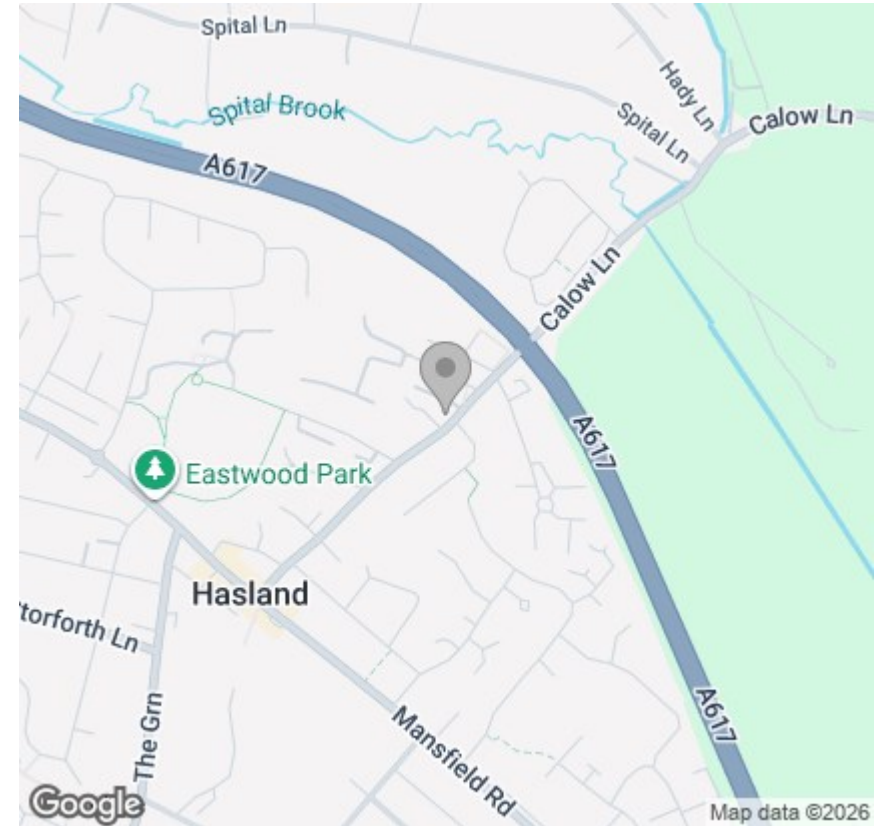
Viewing

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



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.

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