



13 Heather Close,
Calow, S44 5TJ

£170,000

W
WILKINS VARDY

£170,000

'READY TO MOVE INTO' FAMILY HOME

Offered for sale with no upward chain is this superb three bedroomed semi detached house, offering well ordered and tastefully appointed accommodation, together with garaging and a south east facing rear garden.

The property occupies a cul-de-sac position in this popular residential area, well placed for the Royal Hospital and just 2.2 miles from Chesterfield Town Centre.

- Semi Detached House
- Cul-de-Sac Position
- Dual Aspect Living/Dining Room
- Kitchen
- Three Bedrooms
- Shower Room
- Detached Garage
- South East Facing Rear Garden
- NO CHAIN
- EPC Rating: D

General

Gas central heating (Sime Combi Boiler)
uPVC double glazed windows and doors (except front entrance door which is composite)
Gross internal floor area - 78.7 sq.m./848 sq.ft.
Council Tax Band - B
Secondary School Catchment Area - Hasland Hall Community School

On the Ground Floor

Storm Porch

With composite double glazed door opening into the ...

Entrance Hall

Having a built-in under stair store cupboard and staircase rising to the First Floor accommodation.

Lounge/Dining Room

23'9 x 11'10 (7.24m x 3.61m)
A most generous dual aspect reception room, spanning the full depth of the property and having an inset electric fire and tiled hearth.

Kitchen

8'11 x 8'11 (2.72m x 2.72m)
Being part tiled and fitted with a range of light beech effect wall, drawer and base units with complementary work surfaces over.
Inset single drainer sink with mixer tap.
Integrated appliances to include a fridge, electric oven and 4-ring hob with concealed extractor over.
Space and plumbing is provided for an automatic washing machine.
Built-in under stair pantry.
Tiled flooring.

On the First Floor

Landing

With loft access hatch and built-in airing cupboard housing the gas combi boiler.

Bedroom One

11'7 x 10'9 (3.53m x 3.28m)
A good sized front facing double bedroom.

Bedroom Two

11'11 x 8'4 (3.63m x 2.54m)
A rear facing double bedroom having a range of built-in wardrobes with sliding doors along one wall.

Bedroom Three

8'5 x 7'3 (2.57m x 2.21m)
A front facing single bedroom having a built-in storage cupboard.

Shower Room

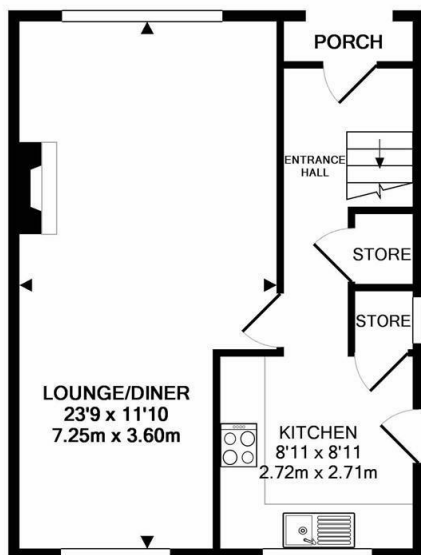
Being part tiled and fitted with a white 3-piece suite comprising of a shower cubicle with mixer shower, pedestal wash hand basin and low flush WC.
Chrome heated towel rail.
Vinyl flooring.

Outside

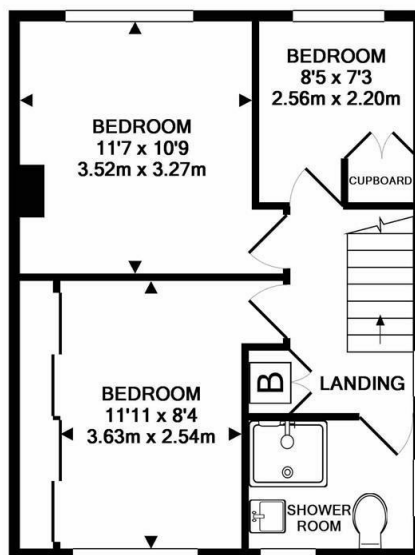
To the front of the property there is a lawned garden with gravelled and planted borders, alongside a driveway providing ample off street parking and leading to a detached single garage.

The enclosed, south east facing rear garden comprises of a paved patio and lawn with mature borders of plants and shrubs. There is also a useful attached brick built outhouse.





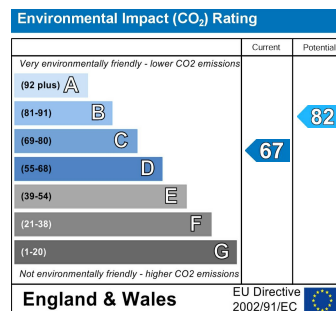
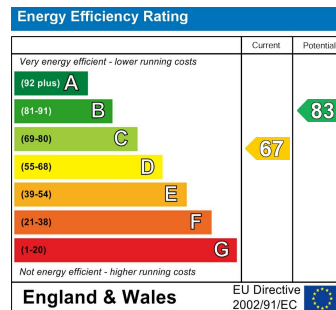
GROUND FLOOR
APPROX. FLOOR
AREA 425 SQ.FT.
(39.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 422 SQ.FT.
(39.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 848 SQ.FT. (78.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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RICS



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, electric fire, kitchen appliances, 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.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

BOLSOVER | 14 Town End, Bolsover S44 6DT | 01246 241 806

CLAY CROSS | 91 High Street, Clay Cross S45 9DZ | 01246 863 084

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