



2 Sandringham Road,
Calow, S44 5TX

OFFERS AROUND

£180,000

W
WILKINS VARDY

OFFERS AROUND

£180,000

BAY FRONTED SEMI IN POPULAR LOCATION

This delightful, three bedroomed bay fronted semi detached house, offers well presented and generously proportioned accommodation, including a useful attic room, together with off street parking and an enclosed low maintenance rear garden.

The property is situated in this popular residential neighbourhood, well placed for local amenities and easily accessible for the Royal Hospital and commuter links to the M1 Motorway and Chesterfield.

- Semi Detached House
- Dining Kitchen
- Family Bathroom
- Off Street Parking
- EPC Rating: D
- Good Sized Living Room
- Three Bedrooms
- Useful Attic Room
- Low Maintenance Rear Garden

General

Gas central heating (Worcester Greenstar 30Si Combi Boiler)
uPVC double glazed windows and doors
Gross internal floor area -
Council Tax Band - B
Secondary School Catchment Area - Hasland Hall Community School

On the Ground Floor

Storm Porch

Having a uPVC double glazed door opening into the ...

Entrance Hall

Having a tiled floor and a built-in under stair store cupboard. A staircase rises to the First Floor accommodation.

Living Room

14'5 x 11'11 (4.39m x 3.63m)
A good sized bay fronted reception room having a feature fireplace with decorative surround, marble inset, hearth and pebble bed electric fire. French doors open and give access into the ...

Dining Kitchen

18'8 x 10'11 (5.69m x 3.33m)
Spanning the full width of the property and fitted with a range of wall, drawer and base units with complementary work surfaces and matching splashbacks.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated appliances to include a dishwasher, fridge, electric double oven and 4-ring gas hob with glass splashback and extractor over.
Vinyl flooring and downlighting to the kitchen area.
A door gives access to a built-in utility cupboard which has space and plumbing for an automatic washing machine, and space for a tumble dryer and tall freezer.
uPVC double glazed French doors overlook and open onto the rear of the property.

On the First Floor

Landing

Bedroom One

13'8 x 11'11 (4.17m x 3.63m)
A bay fronted double bedroom, having a range of fitted wardrobes with sliding mirror doors along one wall.

Bedroom Two

12'10 x 11'2 (3.91m x 3.40m)
A rear facing double bedroom. A staircase from here leads up into the Attic Room

Bedroom Three

8'5 x 6'4 (2.57m x 1.93m)
A front facing single bedroom.

Family Bathroom

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, wash hand basin and low flush WC.
Vinyl flooring.

On the Second Floor

Attic Room

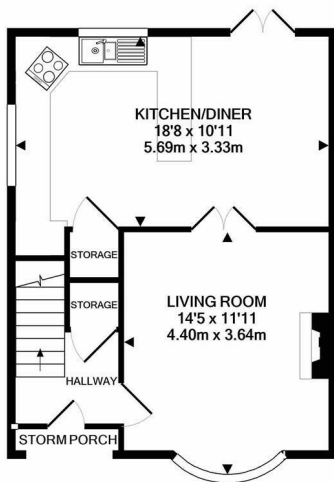
12'6 x 12'2 (3.81m x 3.71m)
A versatile room having two eaves storage doors and a Velux window.

Outside

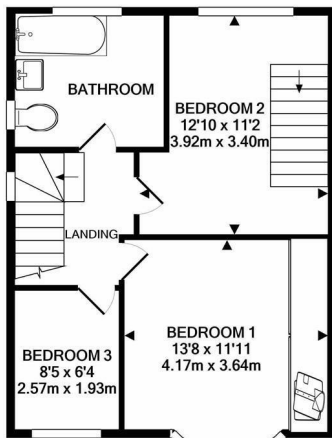
Double gates to the front of the property open onto a tarmac drive providing ample off street parking. There is also a lawned garden with shrubs.

To the side of the property there is a door which gives access to a useful integral under stair storage area. There is also a gate which gives access to the enclosed low maintenance rear garden which comprises of a stone patio area and decorative gravel bed with stepping stones.

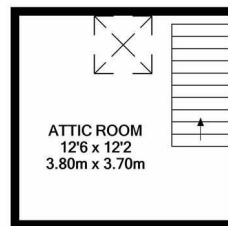




GROUND FLOOR
APPROX. FLOOR
AREA 447 SQ.FT.
(41.5 SQ.M.)




1ST FLOOR
APPROX. FLOOR
AREA 447 SQ.FT.
(41.5 SQ.M.)




2ND FLOOR
APPROX. FLOOR
AREA 151 SQ.FT.
(14.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1046 SQ.FT. (97.1 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
Made with Metropix ©2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			65
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		<div>76</div> <div>62</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

Zoopla.co.uk

rightmove
find your happy

PrimeLocation.com

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

wilkins-vardy.co.uk