



Malia Road, Tapton, Chesterfield, Derbyshire S41 0UF

2 1 1 EPC D

£775 Per Calendar Month

PINEWOOD



**Malia Road
Tapton
Chesterfield
Derbyshire
S41 0UF**



£775 Per Calendar Month

**2 bedrooms
1 bathrooms
1 receptions**

- Driveway Parking for Two Cars
- South West Facing Rear Garden/Patio
- Dining Kitchen
- Bathroom with Shower over Bath
- Neutral Decor and Neutral Carpets
- Village Location - Close proximity to Village Amenities - Train Station and Town Centre
- Double Glazing and Gas Central Heating - Council Tax Band B
- Popular Residential Estate - Cul De Sac Location
- Close to Chesterfield Canal for Walks





Located in the sought-after area of Tapton in Chesterfield, Derbyshire, this charming mid-town house on Malia Road is a true gem waiting to be discovered.

As you step inside, you are greeted by a cosy lounge featuring a beautiful feature fire, perfect for those chilly evenings. The kitchen diner is a delightful space, complete with sliding uPVC doors that open up to the low maintenance south-west facing rear garden. Imagine enjoying your morning coffee on the patio or hosting a summer BBQ on the lush lawn - the possibilities are endless.

This property boasts two bedrooms, ideal for an individual, small family or a couple looking for a guest room or home office. The bathroom is conveniently located to serve both bedrooms, ensuring practicality and ease of use.

Parking is always a breeze with a driveway that accommodates up to two vehicles, a rare find in this area. No more circling the block looking for a spot - your parking headaches are a thing of the past.

With a total of 596 sq ft of living space, this home offers a perfect blend of comfort and functionality.

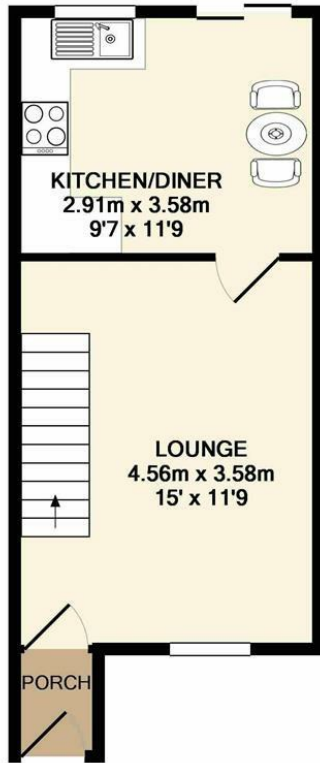
Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing.

****VIDEO TOUR - TAKE A LOOK AROUND****

****PLEASE CALL PINWOOD PROPERTIES FOR MORE INFORMATION OR TO ARRANGE YOUR VIEWING****

DISCLAIMER

These particulars do not constitute part or all of a contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property the photos are for reference purpose only, the white goods advertised may not be in situ and and if there are any points which are of particular importance to you or any particular white goods required please check with the office and we will be pleased to check the position on these.

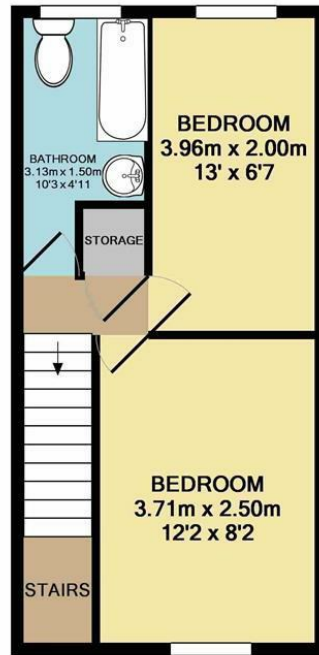


GROUND FLOOR
APPROX. FLOOR
AREA 28.3 SQ.M.
(305 SQ.FT.)

TOTAL APPROX. FLOOR AREA 55.3 SQ.M. (596 SQ.FT.)

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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1ST FLOOR
APPROX. FLOOR
AREA 27.0 SQ.M.
(291 SQ.FT.)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small>	
<small>Not energy efficient - higher running costs</small>		<small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	

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