



****WELL PRESENTED*CUL DE SAC**DRIVEWAY PARKING FOR TWO CARS****This is a modern TWO double bed roomed semi-detached property in the sought after location of TAPTON, in a cul de sac location, close to all the local amenities within easy access to Chesterfield Town Centre, Commuter Routes, College, Train Station, Sheffield, M1 Motorway and Chesterfield Canal. Comprising of a Modern Kitchen/Diner with appliances and double French doors which lead out to the rear garden, lounge with feature fire, porch with cloakroom, two double bedrooms and modern bathroom with white suite and shower over bath. All curtains & blinds included, driveway parking for up to two cars. Low maintenance rear garden with patio and lawn, Central Heating and Double Glazed.

****VIDEO TOUR - Take a look around****

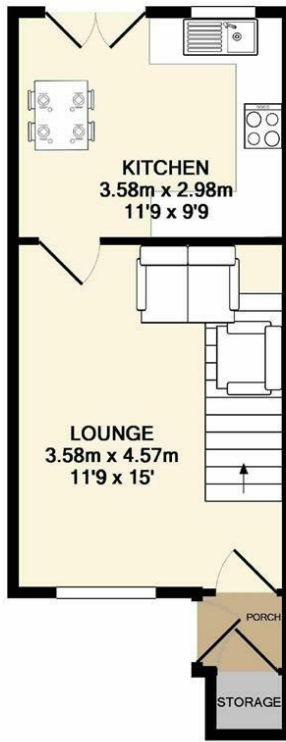
****PLEASE CALL PINWOOD PROPERTIES FOR MORE INFORMATION OR TO BOOK YOUR VIEWING****

- Cul De Sac Location - On the Edge of Chesterfield
- Modern Kitchen Diner
- Modern Bathroom with White Suite and Shower over Bath
- Rear West Facing Garden and Patio - Perfect for Sunsets!
- Porch with Cloakroom
- Driveway Parking for Two Cars
- Two Double Bedrooms
- Neutral Decor and Carpets
- Gas Central Heating and uPVC Double Glazing - Council Tax Band B
- Great for Commuting to M1, Very Close to Train Station and Town Centre and the Amenities On Sheffield Road

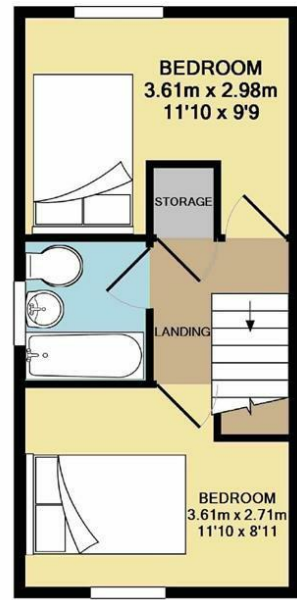


**Malia Road
Tapton, Chesterfield
£800 Per Month**





GROUND FLOOR
APPROX. FLOOR
AREA 29.0 SQ.M.
(312 SQ.FT.)



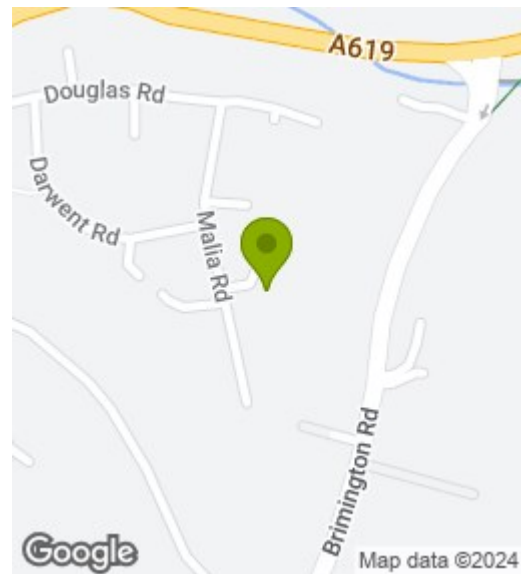
1ST FLOOR
APPROX. FLOOR
AREA 27.0 SQ.M.
(290 SQ.FT.)

TOTAL APPROX. FLOOR AREA 55.9 SQ.M. (602 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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Pinewood
Property Lettings



Energy Efficiency Rating	
Current	Potential
82	82

Environmental Impact (CO ₂) Rating	
Current	Potential
53	53

DISCLAIMER

GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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