



58 Malia Road,
Tapton, S41 0UF

OFFERS IN THE REGION OF

£199,950

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WILKINS VARDY

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WELL APPOINTED SEMI - SECLUDED CUL-DE-SAC POSITION - LANDSCAPED REAR GARDEN

This attractive semi detached house offers 693 sq.ft. of well appointed and immaculately presented accommodation, which includes a spacious reception room, two comfortable double bedrooms, and a well maintained bathroom. The property also boasts a modern breakfast kitchen with integrated appliances and French doors which open into a lovely conservatory which overlooks the landscaped rear garden, offering a perfect living space for a small family or professionals looking to settle down.

One of the standout features of this property is the convenience of having parking space for two vehicles, ensuring that you never have to worry about finding a place to park after a long day.

The property is located in a peaceful neighbourhood, whilst still being within easy reach of local amenities and transport links.

- Immaculately Presented Semi Detached House in Cul-de-Sac Position
- Spacious Living Room
- Modern Breakfast Kitchen with Integrated Appliances
- Brick/uPVC Double Glazed Conservatory
- Two Double Bedrooms, one with Fitted Storage
- Family Bathroom
- Off Street Parking & Low Maintenance Landscaped Gardens
- EPC Rating: C

General

Gas central heating (Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 64.4 sq.m./693 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Whittington Green School

On the Ground Floor

A composite front entrance door opens into a ...

Entrance Hall

Fitted with vinyl flooring and having a door opening to a store cupboard. A further door gives access into the ...

Living Room

15'0 x 11'10 (4.57m x 3.61m)

A spacious front facing reception room having a staircase rising to the First Floor accommodation.

Breakfast Kitchen

11'10 x 9'11 (3.61m x 3.02m)

Fitted with a range of wall, drawer and base units with complementary work surfaces and upstands, including a breakfast bar.
Inset 1½ stainless steel sink with mixer tap, and downlighting above.
Integrated appliances to include a slimline dishwasher, electric oven and 4-ring gas hob with glass splashback and stainless steel extractor hood over.
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.
LVT flooring.
uPVC double glazed French doors give access into the ...

Brick/uPVC Double Glazed Conservatory

8'10 x 8'10 (2.69m x 2.69m)

Being dual aspect and fitted with LVT flooring. French doors overlook and open onto the rear garden.

On the First Floor

Landing

With loft access hatch and a built-in airing cupboard.

Bedroom One

11'10 x 9'10 (3.61m x 3.00m)

A good sized rear facing double bedroom.

Bedroom Two

11'10 x 9'0 (3.61m x 2.74m)

A front facing double bedroom, having a built-in double wardrobe with sliding doors.

Bathroom

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

Outside

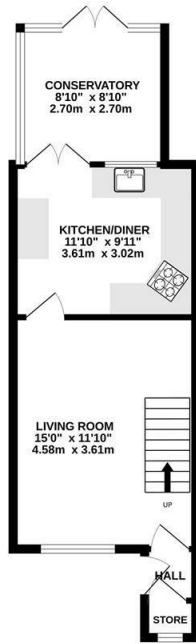
To the front and side of the property there is a tarmac driveway providing off street parking. The garden is lawned and has a decorative pebble bed.

A gate gives access to the side of the house, which is paved and has a garden shed.

The enclosed landscaped east facing rear garden comprises a paved patio and artificial lawn with raised decorative gravel beds and seating.



GROUND FLOOR
397 sq ft. (36.9 sq.m.) approx.



1ST FLOOR
296 sq ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA: 693 sq ft. (64.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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 here have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(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			
(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	

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RICS

Relocation agent network

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, 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.

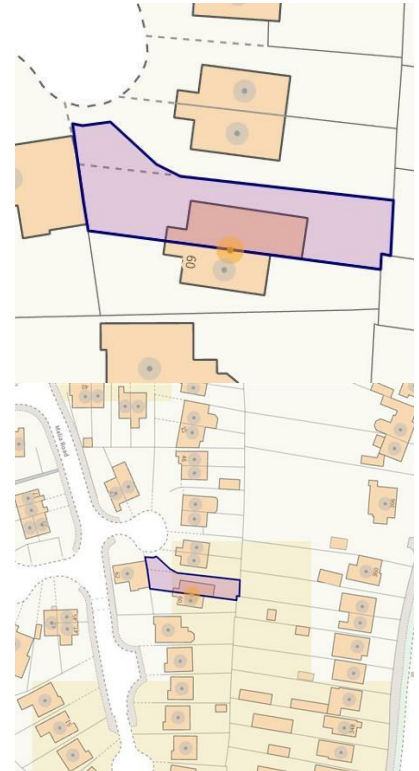
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Whittington Green 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.



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