







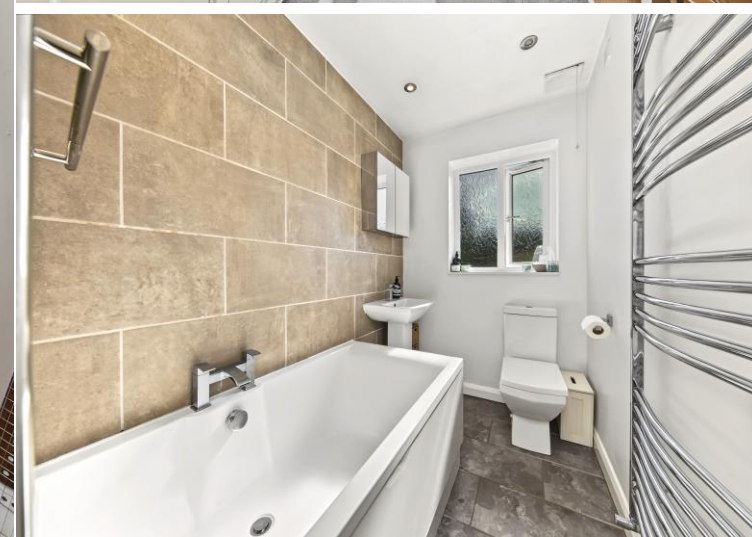
39 Darwent Road

Tapton • Chesterfield • S41 0UE

Guide Price £175,000 to £180,000

Welcome to this modernised and well-presented two-bedroom mid-terraced home, situated in the popular area of Tapton. The property is conveniently positioned for a range of everyday shopping needs and local amenities, with Chesterfield town centre just a short distance away for a wider selection of shops, leisure facilities and services. Tapton Park and the Chesterfield Canal are both nearby, providing excellent opportunities for scenic walks and outdoor recreation. The location is also well placed for commuters, with Chesterfield train station within easy reach, alongside convenient road connections and access to the M1. This property makes an ideal first home or a great choice for single professionals. The property is entered via a small front hallway/porch, which leads into the living room. This well-proportioned front-facing reception space benefits from an open staircase, creating a comfortable and practical living area. To the rear is the kitchen diner, fitted with a modern U-shaped range of gloss units, integrated appliances and space for additional freestanding appliances. There is also ample room for a dining table, while French doors open directly onto the rear garden, allowing plenty of natural light into the space. To the first floor are two bedrooms and the bathroom, with the landing also benefitting from a useful storage cupboard. Bedroom one is a well-proportioned front-facing double room featuring fitted wardrobes. Bedroom two overlooks the rear garden and is a single room, offering excellent versatility as a home office, dressing room, spare bedroom or nursery. The bathroom is modern and part tiled, fitted with a three-piece suite comprising a bath, wash basin and WC. Externally, the enclosed rear garden is well maintained and begins with a small patio area ideal for outdoor seating. Steps lead up onto the lawned garden, with paved steps running through the centre. To the front of the property is a further small lawned area with a mature tree. Driveway parking is positioned to the side of the property, providing off-road parking for approximately two vehicles.



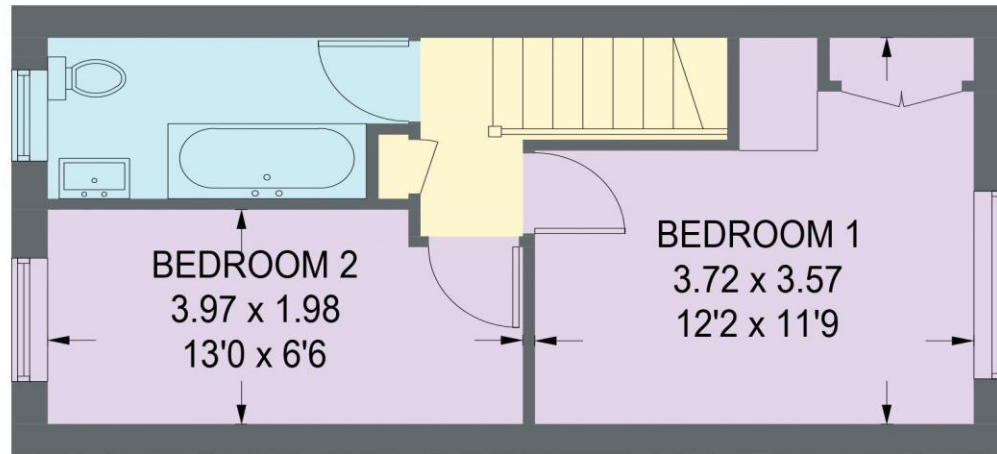


- Modernised Two Bedroom Mid Terraced House
- Popular Tapton Location - Perfect First Time Home
- Good Size Front Facing Living Room
- Modern Gloss Kitchen Diner
- Two Well Proportioned Bedrooms
- Three Piece Suite Bathroom
- Enclosed Lawned Garden & Patio
- Side Driveway Parking
- Great Transport Links
- Council Tax Band A

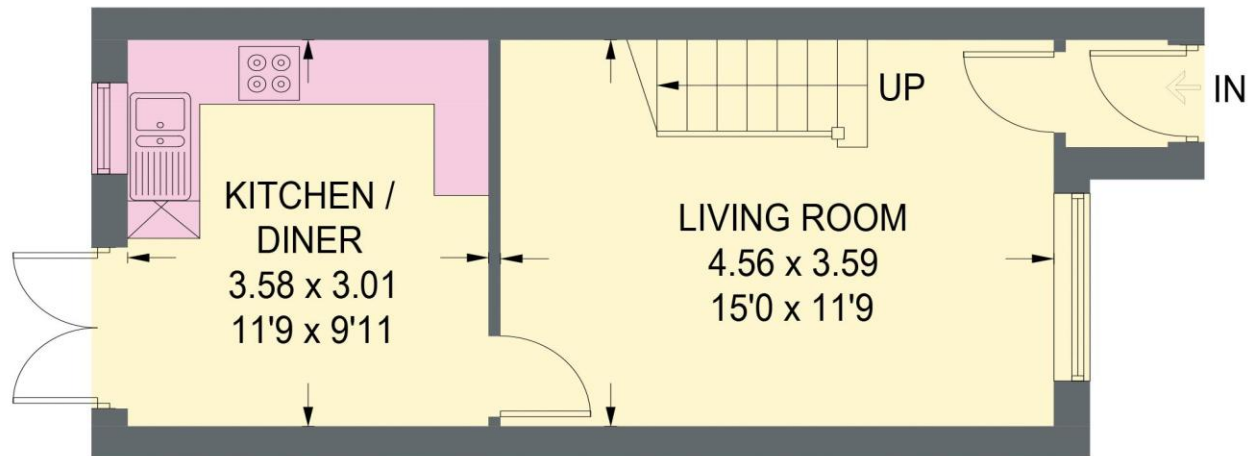


39 DARWENT ROAD

APPROXIMATE GROSS INTERNAL AREA = 56.0 SQ M / 602.6 SQ FT



FIRST FLOOR = 27.6 SQ M / 297.3 SQ FT



GROUND FLOOR = 28.4 SQ M / 305.3 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1339284)

