

HUNTERS[®]

HERE TO GET *you* THERE

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subject to contract



34 Malia Road, Tapton, Chesterfield, S41 0UF

- NO UPWARD CHAIN
- CONSERVATORY
- TILED BATHROOM
- DRIVEWAY PARKING
- SPACIOUS LOUNGE
- THREE GOOD SIZED BEDROOMS
- REAR GARDEN WITH PATIO
- CALL HUNTERS NOW

Guide Price £200,000 - £220,000

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*****GUIDE PRICE £200,000 to £210,000*****

No Chain – Three Bedroom Semi-Detached Home in Tapton

Situated in a quiet cul-de-sac in the sought-after area of Tapton, this three bedroom semi-detached home is offered for sale with no onward chain. The property enjoys an excellent location, within easy walking or driving distance of Chesterfield Railway Station, the Town Centre, and a range of local amenities including supermarkets, shops, and canal-side walks.

The ground floor comprises an inviting entrance hall, a bright and spacious lounge, and a modern kitchen diner ideal for family meals and entertaining. A conservatory to the rear provides additional living space and enjoys views over the garden.

To the first floor are three well-proportioned bedrooms and a tiled family bathroom featuring a modern three-piece suite.

Further benefits include uPVC double glazing and gas central heating throughout.

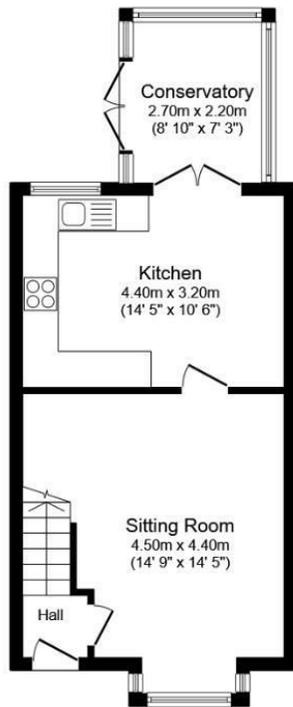
Outside, the property benefits from a good-sized rear garden with a patio area perfect for outdoor relaxation and dining. To the front, there is a small lawn and driveway parking for multiple vehicles.

This property represents an ideal purchase for first-time buyers, families, or investors seeking a well-located home close to Chesterfield's many amenities and transport links. Call Hunters to view now!

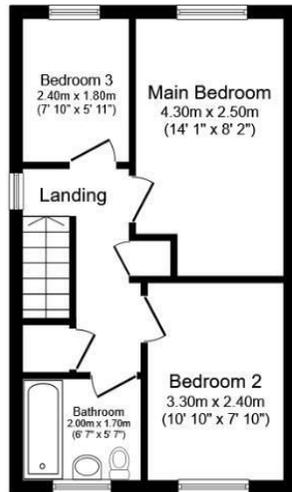
FREEHOLD | TAX BAND B | EPC RATING C







Ground Floor
Floor area 41.2 sq.m. (444 sq.ft.)



First Floor
Floor area 33.9 sq.m. (365 sq.ft.)

Total floor area: 75.1 sq.m. (808 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		72	
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



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