

**18 WASH GREEN  
WIRKSWORTH  
NR MATLOCK  
DERBYSHIRE DE4 4FD**



**O A £165,000**

**A detached character cottage on the outskirts of central Wirksworth offering two bedroomed accommodation with garden and parking.**

Situated around half a mile from the town centre and with ready access to local schooling and the surrounding countryside, this character detached cottage offers opportunity to a variety of purchasers. Built within rendered elevations and beneath a tiled roof, the attractive double fronted cottage has the benefit of ground floor extensions to the side and rear and offers scope to update and refurbish internally and perhaps for further extension subject to the necessary planning consents. There is the advantage of off street parking and an attractive garden together with gas fired central heating and UPVC double glazing.

Situated around half a mile from Wirksworth's central facilities, there is ready access to the delights of the surrounding Derbyshire Dales countryside with local attractions including Black Rocks, Carsington Water and the High Peak Trail. Good road communications lead to the neighbouring centres of employment, Matlock 5 miles, Bakewell 12 miles, Chesterfield 14 miles, Derby 14 miles.

- Detached character cottage
- 2 bedrooms
- Garden
- Parking
- UPVC double glazing
- Gas fired central heating
- Opportunity to update and refurbish
- Half a mile from Wirksworth town centre
- Viewing highly recommended





## ACCOMMODATION

A panelled and part glazed front door opens to an entrance lobby with wood block flooring and a useful under stairs store. The hardwood floor continues to the adjacent ...

**Sitting Room** – 5.06 x 3.19m (16' 7" x 10' 6") widening to 4.78m (15' 8"). A well proportioned room benefitting from an extension to the rear of the house. There is good natural light through UPVC double glazed windows to both front and rear, the rear overlooking the gardens.

**Kitchen** – 3.15m x 2.88m (10' 4" x 9' 5") fitted with a range of modern cupboards and drawers plus work surfaces and a stainless steel sink unit. With gas cooker point, built in cupboard and windows to both front and rear. The kitchen is accessed off the front entrance lobby and also has a half glazed door leading from a rear porch which, in turn, leads to and from the parking area and gardens.

Off the kitchen, a side lobby leads to a ...

[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.

**Utility/Pantry** – 1.33m x .91m (4' 4" x 3') having cold water tap and plumbing for an automatic washing machine.

**Bathroom** – 2.37m x 1.95m (7' 9" x 6' 5") with an obscure glazed window to the side and fitted with a roll edge cast bath, pedestal wash hand basin and low flush WC. Electric shower fitting above the bath.

From the sitting room, enclosed stairs rise to the **first floor landing** having a window to the front and doors leading off to ...

**Bedroom 1** – 3.28m x 3.06m (10' 9" x 10' 1") with front aspect window and wooden boarded floor.

**Bedroom 2** – 3.22m x 3.1m (10' 7" x 10' 2") with broad floorboards, believed to be original to the property, vertical boarding to the stair wall, front facing window, access to the **roof void** and a painted stone fireplace. Above the bulk head is a deep store which houses the gas fired combination condensing boiler which serves the central heating and hot water system.

## OUTSIDE

To the side of the property there is access across a tarmac drive, shared with a neighbouring cottage which leads to an area of hardstanding sufficient for one vehicle. Adjacent to the drive is an attractive garden, principally laid to lawn with shrub and flower borders and fenced boundaries.

**TENURE** – Freehold.

**SERVICES** – All main services are available to the property which benefits from gas fired central heating and UPVC double glazing. No test has been made on services or their distribution.

**COUNCIL TAX** – Band B.

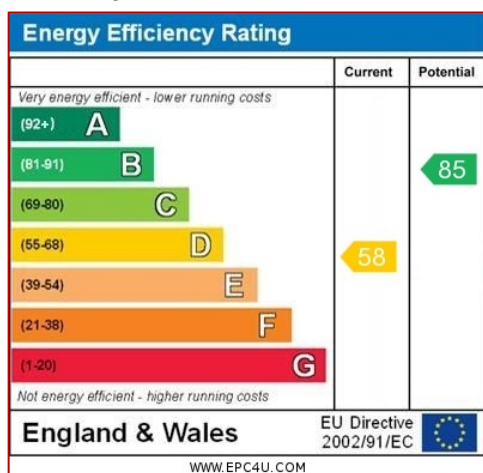
**FIXTURES & FITTINGS** – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

**DIRECTIONS** – From Matlock Crown Square, take the A6 south to Cromford turning right at the crossroads into the market place. Continue ahead and up The Hill and proceed for a further mile and a half and on to the centre of Wirksworth. On entering Wirksworth's market place, turn sharp left into Coldwell Street. Follow the road for around half a mile and as the road rises into Wash Green, No. 18 can be found on the right hand side.

**VIEWING** – Strictly by prior arrangement with the Matlock office 01629 580228.

**Ref: FTM9498**

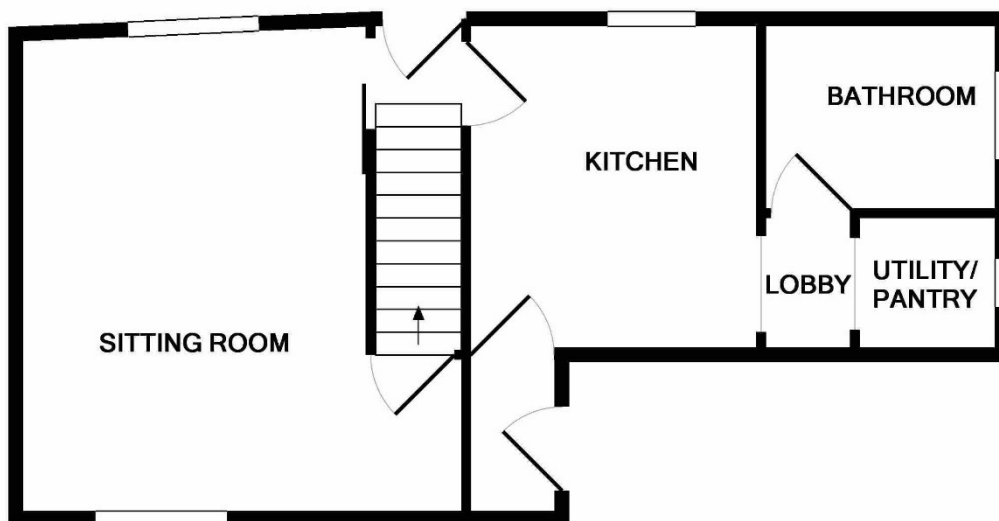
## EPC Graph



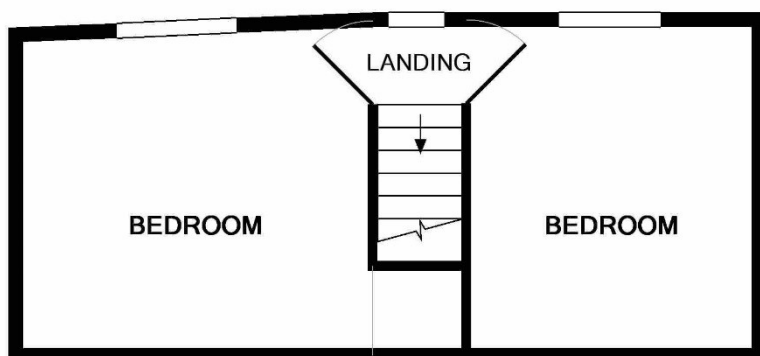
[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.

## Floor Plan



GROUND FLOOR  
APPROX. FLOOR  
AREA 453 SQ.FT.  
(42.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 268 SQ.FT.  
(24.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 721 SQ.FT. (67.0 SQ.M.)

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

Made with Metropix ©2018

[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.