

**11 LONSDALE GROVE
MATLOCK
DERBYSHIRE DE4 3BG**



O A £130,000

A well presented two bedroomed terraced house within this popular residential location.

Standing within this established and popular estate, this traditional two bedroomed terraced house offers an excellent opportunity for the first time buyer, small family or perhaps buy-to-let investor. The two bedroomed accommodation has been well maintained through recent years and includes the benefit of UPVC double glazing and gas fired central heating. There are good sized, easily managed, gardens and storage rooms integral to the house, both inside and out.

Situated around one mile from Matlock's town centre, the house offers convenient access to local facilities with the Arc Leisure Centre also being nearby. Good road communications lead to the neighbouring centres of employment whilst the delights of the Derbyshire Dales countryside and Peak District are also close at hand.

- 2 bed terraced property
- Popular residential location
- Conservatory
- UPVC double glazing
- Gas fired central heating
- Easily managed gardens
- Convenient for Matlock's town centre facilities
- Viewing highly recommended



MATLOCK: Archway Estate Office, 16 Crown Square, Matlock, Derbyshire DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk
ASHBOURNE: 11 Church Street, Ashbourne, Derbyshire DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk





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.

ACCOMMODATION

A UPVC double glazed front door opens to an **entrance hall** with stairs leading off to the **first floor** and a multi-paned pine door leading off to the:

Sitting Room – 3.38m x 3.85m (11' 1" x 12' 8") the longer measurement taken into the front facing bay window. There is cornice to the ceiling and, as a focal point to the room, a living coal gas fire is set to an interesting brick tiled fireplace. A similar multi paned door leads off to the:

Breakfast Kitchen – 3.44m x 3.05m (11' 4" x 10' 1") widening to 3.4m (11' 2") fitted with an extensive range of oak fronted cupboards and drawers plus marble effect work surfaces which incorporate a sink unit and four ring gas hob. There is an undercounter electric oven, fitted extractor fan, integral fridge and plumbing for an automatic washing machine. Glazed display cabinets, wine rack, breakfast bar facility, deep under-stairs walk in store and a separate walk-in pantry. A half glazed pine door opens to a:

Conservatory being UPVC double glazed with fan light to the high ceiling and dwarf brick walls. A single door allows access to the rear gardens.

From the entrance hall, stairs rise to the first floor **landing** having access to the **roof void** and doors off to:

Bedroom 1 – 3.4m x 4.58m (11' 2" x 15') the longer measurement taken into the full height and full width wardrobes. A good double bedroom with front facing window and additional built in store above the stair well.

Bedroom 2 – 3.42m x 2.7m (11' 3" x 8' 11") a smaller double bedroom with a rear facing window having a pleasant aspect beyond neighbouring roof tops towards the fields which rise above the valley.

Bathroom fitted with a wash hand basin, low flush WC and white cast iron bath with Edwardian style mixer shower taps. There is an additional electric shower above the bath with splash back tiling and a built in airing cupboard store which houses the foam lagged hot water cylinder.

OUTSIDE

At the front of the house there is a modest forecourt garden with a pebbled finish and sheltered behind a mature privet screen. A side gennel provides access to the rear gardens which are enclosed with fenced and hedged boundaries. Brick paved patios and gravelled display areas create an easily managed garden area with raised borders and **timber garden shed**. Integral to the house are two **stores**, one at the side from the gennel and one accessed from the rear within which is sited the gas fired boiler serving the central heating and hot water system.

TENURE – Freehold.

SERVICES – All mains 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 A.

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 north towards Darley Dale. After passing the Arc Leisure Centre, take the third turn on the right into Lonsdale Grove. Rise up the hill for around 100m and No. 11 can be found on the right hand side.

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

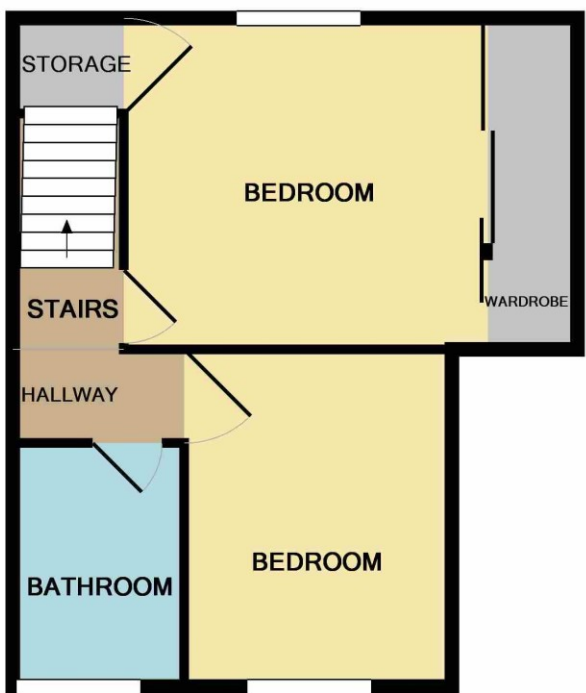
Ref: FTM9636

www.fidler-taylor.co.uk

Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 419 SQ.FT.
(38.9 SQ.M.)

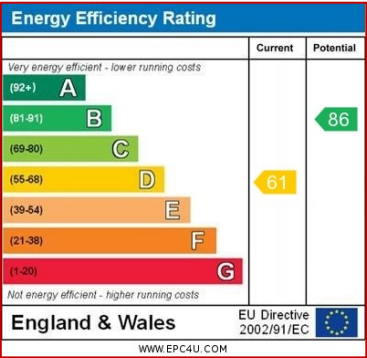


1ST FLOOR
APPROX. FLOOR
AREA 380 SQ.FT.
(35.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 799 SQ.FT. (74.3 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 ©2019

EPC Graph



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.