

**93 HURST RISE  
MATLOCK  
DERBYSHIRE DE4 3ER**



**O A £99,950**

**A three bedroomed, post war semi-detached house offering an opportunity for those seeking a low cost family home or buy-to-let investor.**

Situated within an established residential location, around half a mile from Matlock's town centre, this three bedroomed semi-detached house provides well proportioned family accommodation, complemented by good sized gardens and off street parking. The property is of non-traditional construction, sectional concrete beneath a tiled roof and with the benefit of UPVC double glazing and gas fired central heating.

The house is well placed for nearby primary schools whilst the town's secondary schools and other amenities are all readily accessible. Good road communications lead to the neighbouring centres to include Bakewell, Chesterfield and Alfreton and to the countryside of the Derbyshire Dales and Peak District National Park.

- 3 Bed post-war semi-detached property
- Established residential location
- Good sized gardens
- Off street parking
- Well placed for nearby primary schools.
- Viewing 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







## ACCOMMODATION

A UPVC double glazed front door opens to an **entrance hall** with stairs off to the **first floor** and door opening to the:

**Sitting Room** – 5.06m x 3.41m (16' 6" x 11' 2") maximum. With three paned window facing the front, feature fireplace with electric fire and door leading off to the:

**Dining Kitchen** – 4.59m x 2.94m (15' 5" x 9' 6") fitted with a range of modern cupboards and drawers plus work surfaces which integrate a stainless steel sink unit. There is a gas cooker point, rear facing window and door off to a:

**Utility Room** – 1.38m x 2.96m (4' 5" x 9' 7") with external door from the side, ceramic tiled floor, plumbing for an automatic washing machine and work bench. A wall mounted gas fired boiler serves the central heating and hot water system. Electric fuse board and gas meter. A useful under-stairs store.

From the hall, stairs rise to the first floor landing having access to the **roof void**, built in cupboard and wall mounted heater (not commissioned).

**Bathroom** fitted with a white suite to include low flush WC, pedestal wash hand basin and panelled bath with electric shower above.

**Bedroom 1** – 3.41m x 2.37m (11' 2" x 7' 8") a rear facing double bedroom.

**Bedroom 2** – 3.4m x 3.33m (11' 2" x 10' 9") with built in wardrobe and three paned window to the front.

**Bedroom 3** – 2.65m x 2.51m (8' 7" x 8' 2") including built in storage set above the bulk head plinth.

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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.

## OUTSIDE

To the front of the house there is car standing for one vehicle and a forecourt garden, laid to grass within a privet hedge. Pathways lead to the side and rear where the principal gardens can be found. These are, again, laid to grass with occasional shrubs and a timber **garden shed**.

**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.

**EPC RATING** – D.

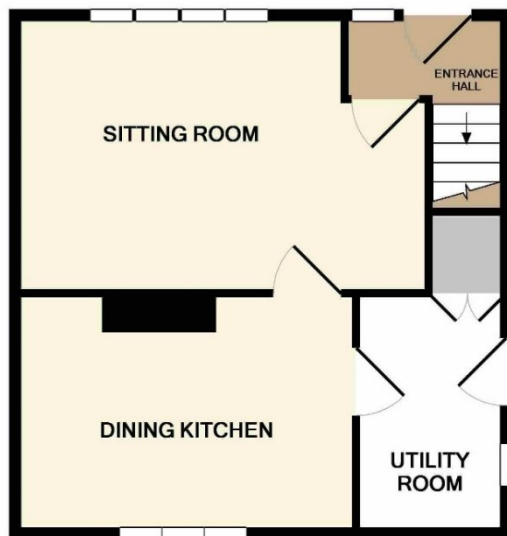
**FIXTURES & FITTINGS** – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

**DIRECTIONS** – From Matlock Crown Square take Causeway Lane towards Matlock Green before turning left into Limetree Road. Rise up the hill before taking the second turn on the right into Lynholmes Road. Follow the road until it meets with Hurst Rise. Turn left, and No. 93 can be found on the left hand side.

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

**Ref: FTM9644**

## Floor Plan



GROUND FLOOR  
APPROX. FLOOR  
AREA 404 SQ.FT.  
(37.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 403 SQ.FT.  
(37.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 808 SQ.FT. (75.0 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  
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