

**8 MONKSDALE CLOSE
TIDESWELL
DERBYSHIRE SK17 8JG**



O A £179,500

A modern two bedroom semi-detached home enjoying a cul-de-sac location within the heart of the Peak District and conveniently placed for local schooling and a wide range of local shops and amenities within this sought after village.

Situated in a popular cul-de-sac off the centre of Tideswell, this two bedroom home offers an excellent opportunity to the first time buyer, small family or perhaps retirees seeking an easily managed full time home within the town. There is the benefit of UPVC double glazing and modern gas fired boiler, each of which have been installed through recent years and the house offers scope for general cosmetic updating as may be required.

Tideswell boasts a thriving community with a good range of local shops and facilities and primary schooling and lying within the highly respected Lady Manners School, Bakewell catchment area. The recreational delights of the Peak District National Park are on the doorstep, whilst good road communications lead to the neighbouring centres of employment to include Bakewell, Chesterfield, Buxton and Sheffield.

- Modern semi-detached property
- Cul-de-sac location
- Close to all town centre amenities
- Off street parking
- Front and rear gardens
- Lady Manners School catchment area



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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.

ACCOMMODATION

A UPVC double glazed front door opens directly to the...

Sitting Room – 4.47m x 3.53m (14' 8" x 11' 7") with front facing window, stairs leading off to the first floor and door opening to the...

Dining Kitchen – 4.47m x 3.46m (14' 8" x 11' 4") fitted with a range of modern cupboards and drawers, under counter electric oven and hob, together with work surfaces and a stainless steel sink unit. There is a rear aspect window and door providing external access. A wall mounted gas fired combination condensing boiler serves the central heating and hot water system. With potential for some updating

From the sitting room, stairs rise to the first floor **landing** having access to the **roof void**, built-in storage cupboard and doors leading off to...

Bedroom 1 – 2.56m x 4.47m (8' 5" x 14' 8") with front aspect window and range of built-in storage.

Bedroom 2 – 2.6m x 3.53m (8' 6" x 11' 7") with built-in storage and rear aspect window providing pleasing views towards the church and across village rooftops.

Bathroom – fitted with a coloured suite, and with scope to upgrade, with low flush WC, pedestal wash hand basin and panelled bath.

OUTSIDE

To the front of the house is a modest forecourt garden, principally laid to lawn and to one side a broad paved pathway provides hard standing opportunities. There is an additional garden area to the side, although the larger garden is found at the rear on two levels, gently sloping away from the house and informally landscaped.

TENURE – Freehold.

Note: A covenant on the Title stipulates the property should be owned as a main residence.

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 C.

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, take the A6 north. After approximately 7.5 miles at the roundabout take the first exit onto the B6020 as signed Ashford in the Water and continue for a mile and a half before turning left onto the B6465, keeping right onto Greaves Lane. After 4 miles bear left onto the A623. After a mile and a half turn left onto Whitecross Road, then bear right onto Parke Road. Turn left onto Sherwood Road then immediately right into Summer Cross, after approx. 400m turn right onto Monksdale Close and No. 8 can be identified by the Agent's For Sale board.

Alternatively, leave Buxton on the A6 as signed Ashbourne / Bakewell. After approximately 4 miles bear left onto the B6049, then after about a mile and a half turn left onto Meadow Lane, continue before turning left again onto Sherwood Road then, after a mile, left onto Summer Cross. After approximately 400m turn right onto Monksdale Close and No. 8 can be identified by the Agent's For Sale board.

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

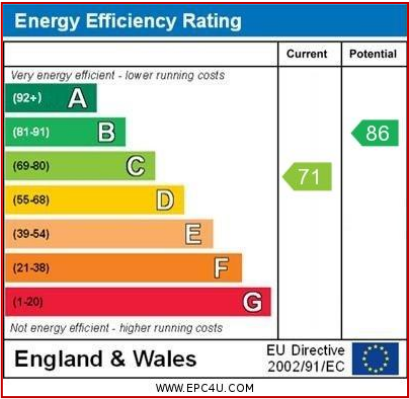
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Floor Plan



EPC Graph



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