

**54 HACKNEY ROAD
MATLOCK
DERBYSHIRE DE4 2PX**



O A £189,950 No Chain

Enjoying truly superb views and a highly regarded location, an excellently refurbished and presented two bedroom character cottage.

Standing mid terraced, this attractive stone built cottage has been refurbished and upgraded through recent years and is finished with a sympathetic style and rare quality throughout. The two bedroomed accommodation features stone tiled and pine flooring, feature fireplaces including a stove in the dining room and up-to-date fittings to the kitchen and bathroom. A useful loft room has been created, accessed via a drop down loft ladder and offering useful hobby space or clean storage.

Standing on the outskirts of Matlock, Hackney is a well regarded location, renowned for superb far reaching views across the Derwent Valley countryside. The wide range of town shops and amenities are around one mile away and there are additional local shops and facilities in neighbouring Two Dales and Darley Dale. The local road network provides commuter access to the nearby centres of employment to include Bakewell, Chesterfield and Alfreton together with the cities of Sheffield, Derby and Nottingham.

- Character stone cottage
- Truly superb views
- Refurbished and very well presented
- Useful loft room
- Garden
- Parking
- 2 outhouses
- Highly regarded location
- Viewing highly recommended
- No chain



RICS

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





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ACCOMMODATION

A UPVC part panelled and double glazed front door opens to the:

Sitting Room – 3.65m x 3.65m (11' 10" x 11' 10"). As with the remainder of the house, the room is finished with a sympathetic style and quality with a limestone tiled floor, exposed stone lintel to the chimney breast and a built in low level pine cupboard providing drawered storage, concealed electric meter and TV plinth. A UPVC double glazed window allows excellent natural light and far reaching views across the Derwent Valley landscape towards Oker Hill, the "Toothbrush" on Bonsall Moor with Clough Wood and Stanton Moor to the west.

A stripped pine panelled and part glazed door leads to the:

Dining Room – 3.27m x 3.65m (10' 7" x 11' 10") minimum, the measurements not including the small lobby which allows access to a useful understairs store. The dining room is open plan to the kitchen and includes a continuation of the limestone floor. As a focal point to the room, a substantial gritstone fireplace with raised stone hearth, sites a cast iron multi-fuel stove.

Kitchen – 2.57m x 1.94m (8' 4" x 6' 4") well fitted with a range of modern wall and floor cupboards complemented by oak block work surfaces which are set around a range cooker and Belfast sink. There is a broad stainless steel extractor, integral fridge washing machine and tumble drier, window to the rear, complementary splash back tiling and concealed to a wall unit is the gas fired combination condensing boiler which serves the central heating and hot water system. A UPVC double glazed door opens to the rear yard and gardens.

From the dining room, enclosed stairs rise to the **first floor landing**, finished with polished pine floors which are also evident in the bedrooms.

Bedroom 1 – 3.65m x 3.65m (11' 10" x 11' 10") again sympathetically finished in a modern style including a pine floor and UPVC double glazed window which allows improved views beyond neighbouring rooftops looking out to the tree lined meadows and slopes of the Derwent Valley.

Bedroom 2 – 3.31m x 2.75m (10' 8" x 9') a good sized second bedroom with pine floor, rear aspect window and pine panelled door enclosing a useful cupboard above the stairwell.

Bathroom fitted with a modern white suite to include a pedestal wash hand basin, low flush WC and panelled bath with electric shower above, splash back ceramic tiling and glass shower screen. There is a full height built in linen cupboard, white towel radiator, extractor fan, vertical boarding to half height and an obscure glazed window.

From the landing, a drop down wooden ladder provides access to an occasional:

Loft Room – 4.22m x 3.31m (13' 8" x 10' 8") providing a useful additional space, albeit served by temporary ladder access. The room has been given a plastered and decorated finish, fixed floor, central heating radiator and the benefit of excellent natural light with three Velux windows. There is also access to useful eaves storage.

OUTSIDE

At the front of the house there is off road parking and stepped access leading to the front entrance. At the rear, a useful yard has been given an attractive shale finish and off which are two **outhouses**, stone built beneath a slate

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roof. Rights of way are enjoyed across the rear by neighbouring properties in the terrace. A flight of stone steps, shared with the adjoining cottage, lead to a tiered garden with planted borders and rising to a decked terrace at the upper boundary which enjoys a southern and westerly aspect with views across the rooftops.

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 B.

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 the A6 Bakewell Road before turning first right by Twiggs into Dimple Road. Rise up the hill keeping left into Hurds Hollow and at the following T junction, after passing All Saints School, turn right then immediately left into Farley Hill. Turn left again onto Hackney Road and proceed for around 400m. No. 54 can be found on the right hand side identified by the Agent's For Sale board.

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

Ref: FTM9667

Floor Plan



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