

**STATION HOUSE
DALE ROAD
MATLOCK BATH
DERBYSHIRE DE4 3PT**



Offers Over £200,000

A detached former station house situated alongside Matlock Bath railway station and offering good sized three bedroom accommodation in need of general updating and refurbishment.

Built within rendered elevations and providing well proportioned three bedroomed accommodation, this individual detached house stands with a good sized garden plot and adjacent parking. The property was originally the station master's house and sits alongside the attractive buildings at Matlock Bath's station. Nestling within the Derwent Valley, there is good access to neighbouring countryside and the attractions of Matlock and Matlock Bath. The village grew as a spa resort through the Victorian era and remains a popular tourist destination as well as boasting a thriving local community. There are a wide range of shops, schooling and other amenities within the village whilst Matlock lies around two miles distance providing a wider range of market town trade and employment.

The delights of the surrounding Derbyshire Dales countryside are also close at hand whilst good road communications lead to the neighbouring centres of employment to include Bakewell, Chesterfield and Alfreton. The railway provides direct links to Derby and the national network beyond.

- Former detached station house
- Kitchen
- Dining room
- Sitting room
- 3 bedrooms
- Bathroom
- In need of general updating and refurbishment
- Good sized garden plot
- Outside WC
- Storage
- Adjacent parking



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





ACCOMMODATION

Open Porch

Kitchen – 3.63m x 2.17m (11' 9" x 7' 2") plus pantry.

Dining Room – 3.98m x 3.97m (13' x 13')

Sitting Room – 3.8m x 3.63m (12' 5" x 11' 9") with bay window to the front.

Enclosed stairs and hall

FIRST FLOOR

Landing with built in store.

Bedroom 1 – 3.98m x 3.1m (13' x 10' 2")

Bedroom 2 – 3.57m x 3.02m (11' 7" x 9' 9")

Bedroom 3 – 3.98m x 3m (13' x 9' 8")

Bathroom

OUTSIDE

Outside WC and storage rooms.

Good sized garden. Parking is provided within adjacent land.

TENURE – Freehold.

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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.

SERVICES – All mains services are available to the property which benefits from UPVC double glazing. No test has been made on services or their distribution.

COUNCIL TAX – Band C.

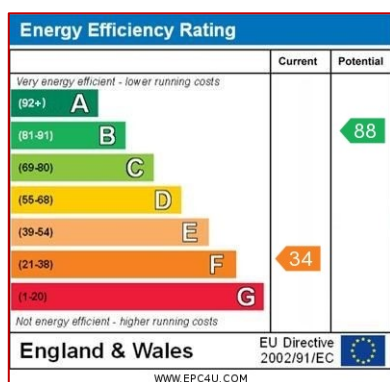
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square take the A6 south to Matlock Bath. On reaching Matlock Bath, turn left over the river bridge and left again. Drive up through the car park and to the left and the property is situated next to the Whistlestop Centre and identified by the Agent's For Sale board.

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

Ref: FTM9689

EPC Graph



Awaiting Floor Plan