

**8 NORTHWOOD AVENUE
DARLEY DALE
NR MATLOCK
DERBYSHIRE DE4 2GD**



O A £140,000

A traditional stone fronted three bedroomed terraced house in need of general updating and refurbishment.

Situated within a popular and established residential location, a 1930s stone fronted terraced house presenting an excellent opportunity for the first time buyer, small family or buy-to-let investor. Dating from the 1930s as part of a larger development of similar homes, this three bedroomed property offers scope for general modernisation with opportunity to create an easily managed home.

The property is well placed for a wide range of local shops, schools and amenities and for access to the delights of the surrounding Derbyshire Dales and Peak District countryside. Good road communications also lead to the neighbouring townships of Matlock, Bakewell and Chesterfield and the cities of Sheffield, Derby and Nottingham all lie within daily commuting distance.

- 3 Bed terraced property
- In need of updating and refurbishment
- Excellent opportunity for first time buyer or buy-to-let
- Electric night storage heaters
- Well placed for local shops and facilities



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

A UPVC front door with double glazed windows to the side and above, opens to an **entrance hall** with oak block parquet floor, stairs leading off to the **first floor** and useful **pantry cupboard** beneath.

Sitting Room – 3.62m x 3.36m (11' 9" x 11') with aluminium sealed unit double glazed window to the front, picture rails and a tiled fireplace inset with an electric fire.

Dining Room – 4.11m x 3.36m (13' 5" x 11') the measurements not including the slim bay window. Again, double glazed and with glass lights above. There are picture rails, built in full height cupboard, believed to be original to the property and a tiled fireplace with solid fuel grate.

Kitchen – 1.77m x 3.1m (5' 8" x 10' 2") with stainless steel sink unit with cupboard beneath, plumbing for a washing machine and electric cooker point. There is electric service supply and meter whilst a UPVC double glazed door, with windows to the top and side, provides access to and from the rear yard.

From the hall, stairs rise to the **galleried landing** at the first floor having access to the **roof void** and original panelled doors leading off to:

Bathroom fitted with a panelled bath, pedestal wash hand basin and low flush WC. A single glazed sash window faces the rear and a built in airing cupboard store houses the lagged hot water cylinder, fitted with an immersion heater.

Bedroom 1 – 4.1m x 3.37m (13' 5" x 11') a good double bedroom, rear facing with aluminium double glazed window.

Bedroom 2 – 3.37m x 3.62m (11' x 11' 9") a front facing double room with similar window and allowing pleasant views beyond nearby houses towards Stanton Moor.

Bedroom 3 – 2.1m x 1.77m (6' 9" x 5' 8") a front aspect single bedroom.

OUTSIDE

To the front of the house, a mature forecourt garden is planted with a variety of shrubs. At the rear, an enclosed yard with **outhouse** and **fuel store**.

TENURE – Freehold.

SERVICES – Mains electricity, water and drainage are available to the property. The property is served by electric night storage heating and sealed unit double glazing to the principal rooms. No test has been made on services or their distribution.

COUNCIL TAX – Band B.

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.

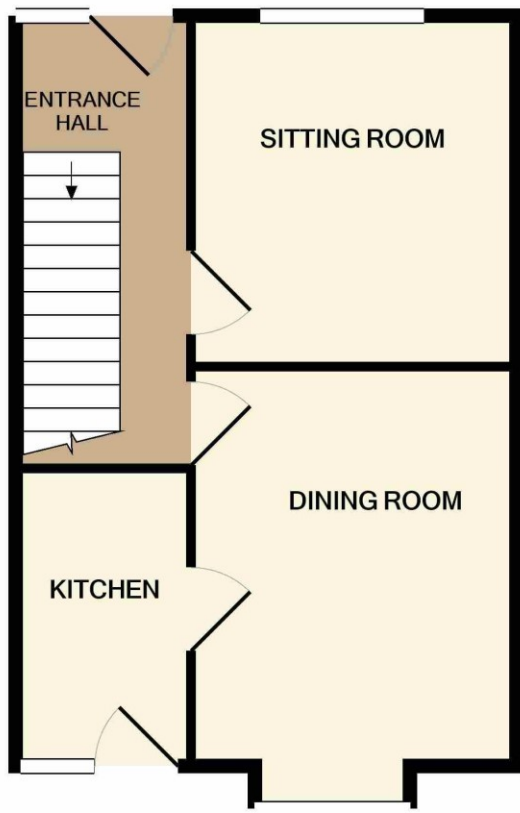
DIRECTIONS – From Matlock Crown Square take the A6 north to Darley Dale. On reaching the centre of Darley Dale, turn right into Broadwalk by the shopping parade. Rise towards the top of the hill and Northwood Avenue is a cul-de-sac off to the left hand side, No. 8 found towards the far end on the right hand side.

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

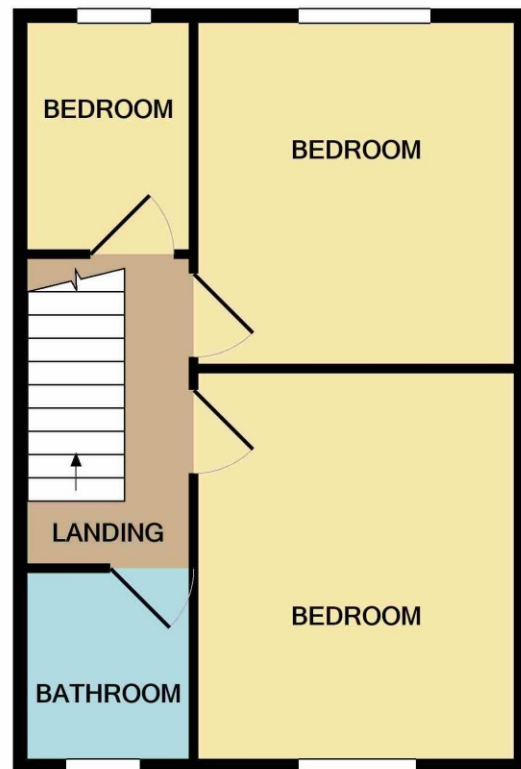
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Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 438 SQ.FT.
(40.7 SQ.M.)

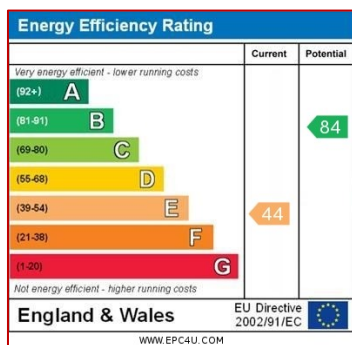


1ST FLOOR
APPROX. FLOOR
AREA 431 SQ.FT.
(40.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 869 SQ.FT. (80.7 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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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.