

**12 WHITWORTH AVENUE  
DARLEY DALE  
NR MATLOCK  
DERBYSHIRE DE4 2GA**



**O A £150,000**

**A three bed end terraced stone fronted house within a sought after residential location.**

Standing to a cul-de-sac location as part of the popular Broadwalk residential area, this three bedroomed end terraced home presents an excellent opportunity for the first time buyer, small family or buy-to-let investor. The updated and easily managed accommodation includes the benefit of gas fired central heating and UPVC double glazing whilst externally there is a modest garden to the front and useful yard and store to the rear.

The property is well placed for access to a good range of local facilities in Darley Dale and neighbouring Two Dales whilst good road communications lead to the neighbouring towns of Matlock, Bakewell and Chesterfield. The delights of the Derbyshire Dales and Peak District countryside are also close at hand.

- 3 bed end terraced property
- Sought after residential location
- Excellent opportunity for the first time buyer
- Updated accommodation
- Gas fired central heating
- UPVC double glazing
- Useful yard and store to rear
- Viewing highly recommended



**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







[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)

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, with similar window to the side, opens to an **entrance hall** from where stairs lead off to the **first floor**. There is useful understairs storage and a multi-paned door leading to the:

**Kitchen** – 4.08m x 1.77m (13' 4" x 5' 8") fitted with a range of modern cupboards and drawers in white with work surfaces which incorporate a 1½ bowl stainless steel sink unit. There is plumbing for an automatic washing machine, position for electric cooker position and space for a fridge freezer. An external door leads to the rear yard.

**Dining Room** – 4.1m x 3.33m (13' 4" x 10' 9") the longer measurement not including the window recess which is UPVC double glazed allowing good natural light from the rear. The room is accessed from the kitchen and is kept open plan via a broad archway to the adjoining sitting area. There is feature stonework to the chimney breast and display shelving.

**Sitting Room** – 3.62m x 3.36m (11' 9" x 11') with picture rails, feature fireplace with a stone hearth and a broad double glazed window facing the front allowing good natural light.

The stairs rise from the hall to a **galleried landing** having access to the **roof void**, ceiling air extraction unit and stripped pine doors leading to the remaining accommodation.

**Bathroom** fitted with a modern white suite to include low flush WC, pedestal wash hand basin and panelled bath with electric shower above. There is complementary ceramic splash back tiling, shower curtain rail above the bath and assorted shelves and cabinet.

**Bedroom 1** – 4.12m x 3.36m (13' 5" x 11') a good double bedroom, rear facing and with an open wardrobe offering storage potential. To one corner is a built in cupboard which houses the gas fired combination condensing boiler which serves the central heating and hot water system.

**Bedroom 2** – 3.6m x 3.36m (11' 8" x 11') a good sized front facing double bedroom with views towards Bonsall and Stanton moors beyond neighbouring rooftops.

**Bedroom 3** – 2.4m x 1.81m (7' 9" x 5' 9") a front facing single room.

## OUTSIDE

At the front of the house, an attractive forecourt garden with a paved seating area, lawn and borders set within a picket fence. To the rear of the house, an enclosed yard with **outside tap** and brick built **store**.

**TENURE** – Freehold.

**SERVICES** – All mains services are available to the property which benefits from gas fired central heating and UPVC double glazing. There is also a mechanical air extraction unit fitted to the first floor. No test has been made on the 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 Bakewell Road towards Darley Dale proceeding beyond the Whitworth Institute before turning second right into Broadwalk. Rise up the hill turning left into Whitworth Avenue and No. 12 can be found on the right hand side.

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

**Ref: FTM9735**

[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)

Floor Plan

