

**15 HACKNEY ROAD
MATLOCK
DERBYSHIRE DE4 2PW**



O A £169,950

Enjoying extensive renovation and refurbishment, a charming three storey cottage with truly delightful views across the Derwent Valley.

Standing within a highly regarded edge of town location, this attractive stone built mid-terraced cottage presents an excellent opportunity for the first time buyers, young professionals or those seeking easily managed accommodation. The cottage has been extensively and sympathetically renovated, retaining charm and character whilst finished with contemporary fittings suitable for modern lifestyles. The accommodation spans three floors including an open plan living kitchen at lower ground floor, the main entrance, shower room and sitting room at the upper ground floor and to the first floor level, two double bedrooms. The cottage is well glazed allowing excellent natural light and from the rear there are truly spectacular views across the Derwent Valley landscape towards Oker, Snitterton and the slopes rising to Bonsall Moor.

Matlock's town centre facilities lie around one mile away whilst good road communications lead to the neighbouring centres of employment to include Bakewell, Chestfield and Alfreton. The delights of the Derbyshire Dales and Peak District countryside are all close at hand.

- Charming 3 storey cottage spanning 3 floors
- Extensively renovated and refurbished
- Truly delightful views
- Highly regarded edge of town location
- Viewing highly recommended



RICS

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ACCOMMODATION

Accessed at **upper ground floor** level, an attractive UPVC double glazed front door opens to an **entrance hall**, quite broad in width with space for occasional furniture and finished with a pine boarded floor. Stairs lead to the **lower ground floor** and the open plan:

Living Kitchen – 6.87m x 2.65m (22' 5" x 8' 7") broadening to 3.45m (11' 3") in the kitchen area. The room provides an excellent all day living space which benefits from the superb south westerly views enjoyed through a tall window and fully glazed external door, looking across the Derwent Valley meadows and the slopes which rise above to Bonsall Moor. To the sitting area there is an oak panelled window seat, useful ancillary storage set beneath the stairs and a further feature is exposed stone to the stair walls.

The kitchen area is newly fitted in a simple, modern style incorporating gloss white cupboards and grey wood grain work surfaces. The cupboards include a combination of deep drawers and carousel storage and there is plumbing for an automatic washing machine, integral dishwasher, low level electric oven, induction hob and contemporary black glass extractor fan above.

Returning to the upper ground floor, the head of the stairs opens to the:

Sitting Room – 3.5m x 2.65m (11' 5" x 8' 7") with a stone topped TV display plinth and to a similar seat beneath a picture window allowing views above the adjacent plantation to Oker, Snitterton and surrounds. There is a stripped pine floor, open doorway from the main entrance hall where a door leads off to the:

Shower Room – 3.23m x 2.07m (10' 6" x 6' 8") generous in proportion and well finished with a modern white suite to include double width walk in shower cubicle with glazed screens and dual shower sprays, low flush WC, pedestal wash hand basin, white towel radiator all finished with tile effect vinyl flooring. There is a UPVC sash window to the front and a built in cupboard which houses the gas fired combination boiler which serves the central heating and hot water system.

From the sitting room, stairs rise to the **first floor landing** having access to the **roof void** and doors off to:

Bedroom 1 – 3.62m x 3.32m (11' 9" x 10' 9") a good front facing double bedroom with modern sash window.

Bedroom 2 – 3.5m x 2.71m (11' 5" x 8' 9") a second double bedroom with built in wardrobe above the stair well and similar far reaching views.

OUTSIDE

The cottage provides little by way of garden. A pathway to the rear of the terrace provides right of access and also good vantage to sit and enjoy the valley views.

TENURE – Freehold.

SERVICES – All mains services are available to the property which benefits from gas fired central heating and UPVC double glazing, each of which is recently fitted as part of the refurbishments. No test has been made on services or their distribution.

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 before turning first right by Twiggs into Dimple Road. Rise up the hill keeping left into Hurds Hollow and at the following T junction turn right then immediately left into Farley Hill. Turn left again into Hackney Road and after around 200m No. 15 can be found on the left hand side.

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

Ref: FTM9739

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Floor Plan

