

**37 MEGDALE  
MATLOCK  
DERBYSHIRE DE4 3JW**



**O A £150,000**

**A modern and well proportioned two bedroomed house benefitting from good sized gardens, off lying garage and parking.**

Built in the 1970s of brick beneath a tiled roof, this mid-terraced town house is situated within a popular and convenient residential location around half a mile from Matlock's town centre facilities. There is the benefit of gas fired central heating and UPVC double glazing and the accommodation is presented to a pleasing standard throughout. The house stands away from the main thoroughfare, with good sized gardens to both front and rear. There is the benefit of a garage and parking by the roadside. The property is well placed for access to Matlock's town centre shops and facilities and is ideal for a number of purchasers whether first time buyers, young professionals or small family.

Good road communications lead to the neighbouring centres of employment to include Bakewell, Chesterfield and Alfreton whilst the delights of the Derbyshire Dales and Peak District countryside are also close at hand.

- Well proportioned 2 bed property
- Good sized gardens
- Off lying garage and parking
- Gas central heating
- UPVC double glazing
- Viewing recommended

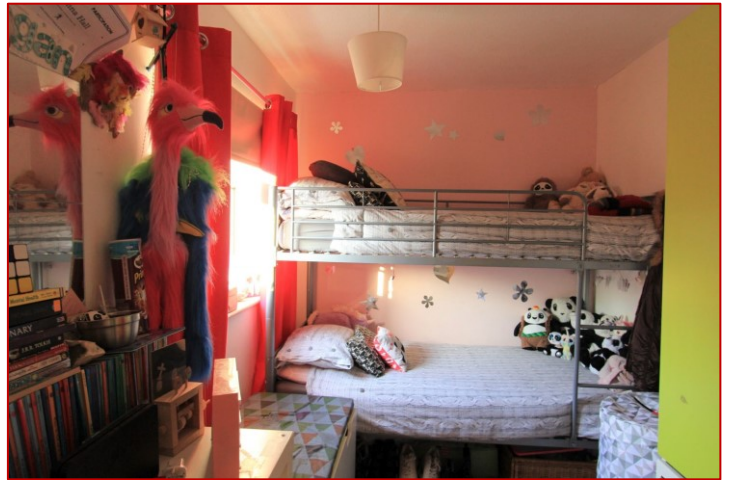


**RICS**

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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.

## ACCOMMODATION

A front door opens to an **entrance hall** from where stairs lead off to the **first floor landing**.

**Fitted Kitchen** – 3.08m x 1.91m (10' 1" x 6' 3") fitted with a range of modern cupboards and drawers in white plus wood grain effect work surfaces which incorporate a stainless steel sink unit. There is a gas cooker point, plumbing for an automatic washing machine, ceramic tiled floor and UPVC double glazed window looking across the front garden.

**Living Room** – 4.94m x 3.32m (16' 2" x 10' 9") a full width room with space to create a dining area as maybe required. Patio doors lead to the principal gardens at the rear.

From the hall, stairs rise to the first floor landing with access to the **roof void** and an **airing cupboard** store which houses the gas fired boiler which serves the central heating and hot water system.

**Bathroom** fitted with a modern white suite to include panelled bath, low flush WC and pedestal wash hand basin and with shower fitting above the bath. There is an obscure glazed window and complementary ceramic tiling.

**Bedroom 1** – 3.29m x 3m (10' 8" x 10') a rear facing double room looking across the gardens.

**Bedroom 2** – 3.08m x 2.11m (10' 1" x 6' 9") a front facing smaller double/twin room.

## OUTSIDE

The larger garden area is found at the rear which includes paved patio, central lawn and a decked terrace with stepped displays. There is a separate access from the path beyond the rear boundary. The front gardens are also laid to lawn with occasional shrub and tree planting and paved paths which lead to the house. Timber **garden shed**.

**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.

**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 right by Twiggs into Dimple Road. Rise up the hill keeping left into Hurds Hollow then turning left into Megdale. Drop down the hill and following it around for around 100m and the access to No. 37 can be found off to the left hand side by the garages. Descend the pathway and locate the property on the left hand side.

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

**Ref: FTM9751**

***Awaiting EPC and Floor Plan***

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