

**40 NEW STREET
MATLOCK
DERBYSHIRE DE4 3DN**



O A £169,000

A character three bedroomed, mid terraced home with the benefits of off street parking and a particularly convenient town location.

Situated just a short walk from Matlock's wide range of town centre shops and facilities yet set well back from the main thoroughfare, this terraced stone cottage presents an excellent opportunity to the first time buyers, small family and those who appreciate an easy managed lifestyle. Built of local gritstone beneath a blue slate roof, the property provides three bedroomed accommodation spanning three floors together with useful cellar storage. There is the benefit of UPVC double glazing and gas fired central heating and outside the rare advantage of private car parking.

Matlock offers a wide range of market town shops, bars and other amenities whilst good road communications lead to the neighbouring centres of employment to include Bakewell, Chesterfield and Alfreton. The delights of the surrounding Derbyshire Dales and Peak District countryside are all close at hand.

- 3 bed mid terraced property
- Spanning 3 floors
- Convenient town location
- Cellar storage
- Off street parking
- UPVC double glazing
- Gas fired central heating
- Courtyard garden
- 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





ACCOMMODATION

An entrance porchway, stone built to half height, the remainder UPVC double glazed, shelters the main front door where a half glazed panelled door opens to the:

Sitting Room – 3.8m x 3.64m (12' 1" x 11' 9") average. There is exposed brickwork to the chimney breast as an attractive feature, front facing window and high ceilings. An open doorway leads through the stair lobby and into the:

Dining Kitchen – 3.65m x 3.7m (11' 10" x 12' 1") fitted with a good range of modern cupboards and drawers together with work surfaces which integrate a 1½ bowl stainless steel sink unit. There is a four ring gas hob, low level electric oven and stainless steel extractor canopy. Plumbing for an automatic washing machine and ample space to create a dining area. A UPVC double glazed door gives access to the rear patio garden.

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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.

Also from the kitchen, a bi-fold door opens to stairs which descend to the:

Cellar situated beneath the sitting room offering useful storage options.

From the **inner lobby** stairs rise to the **first floor landing**:

Bedroom 1 – 3.75m x 3.67m (12' 3" x 12') a good sized double bedroom, front facing and with a pleasant outlook beyond nearby buildings towards High Tor and Masson Hill. There is also a feature cast iron fireplace.

Bathroom – 2.81m x 1.28m (9' 2" x 4' 2") modest in proportion yet well fitted with a modern white suite to include low flush WC, pedestal wash hand basin and a shaped panelled bath with mixer shower taps having dual shower sprays. There is an obscure glazed UPVC window, extractor fan and white towel radiator.

Bedroom 2 – 2.29m x 2.81m (7' 5" x 9' 2") a rear facing single room.

From the landing, a second flight of stairs leads to:

Bedroom 3 – 3.4m x 5m (11' 1" x 16') the room believed to be original to the building yet since upgraded and incorporating built in storage to each side and Velux roof light.

Above the second floor stairs, is the gas fired combination condensing boiler which serves the central heating and hot water system.

OUTSIDE

To the front of the property, a small pebbled forecourt lies adjacent to the porch and across the access lane is an area of car standing, sufficient for two vehicles and laid with a hardcore surface. At the rear, with a right of way across neighbouring properties, is an enclosed courtyard garden, again with a pebbled and paved finish. A brick and slate **outhouse** offers useful storage, albeit the roof requiring some attention at present.

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.

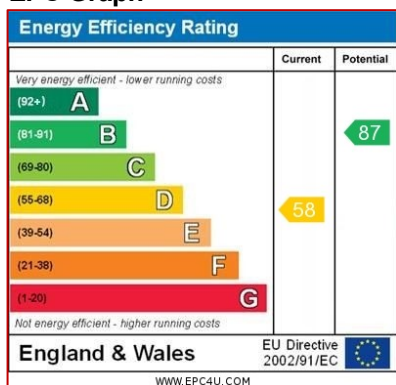
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square take Causeway Lane before turning second left into Steep Turnpike. Turn left again onto the bottom of New Street and after around 80m turn right to the houses noted as 12-42 New Street (locally known as Richmond Terrace). No. 40 is the second to last on the left hand side.

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

Ref: FTM9790

EPC Graph



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Floor Plan



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