

**17 BANK GARDENS
MATLOCK
DERBYSHIRE DE4 3WA**



O A £159,950

A modern two bedroomed town house within a sought after and particularly convenient town location.

Tucked away within this popular town development, a modern end terraced town house which offers easily managed two bedroomed accommodation which is ideally suited to the young professional, small family or perhaps those appreciative of low maintenance living in retirement. The property enjoys the benefit of UPVC double glazing and gas fired central heating together with a modest sized garden and private parking within the communal courtyard.

Bank Gardens offers ready access to the wide amenities of the town centre whilst the courtyard setting provides some privacy away from the main thoroughfares. Good road communications lead to the surrounding centres of employment including Bakewell, Chesterfield and Alfreton whilst the delights of the Derbyshire Dales and Peak District countryside are also close at hand.

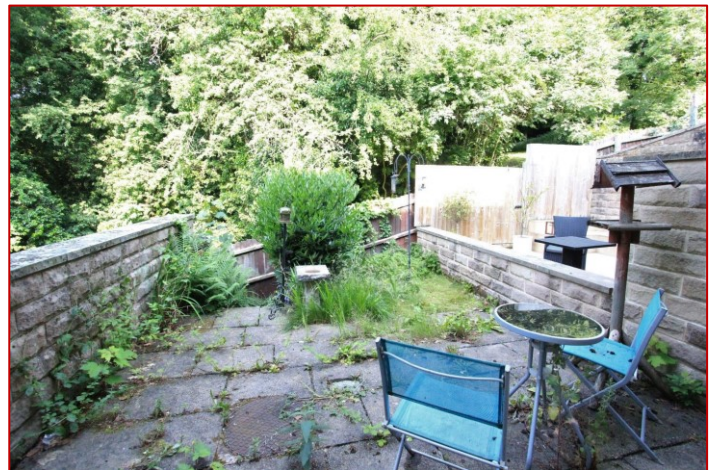
- 2 bed town house
- Convenient location
- Sitting room
- Kitchen
- Bathroom
- Modest sized garden
- Private allocated parking
- Communal visitor parking
- Viewing recommended



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

A brick paved pathway gently rises from the car park and leads to the front entrance and an open porchway with built in store and meter cupboard, tiled floor and overhead light. A UPVC double glazed door opens to an **entrance hall**, being open to the sitting room and having stairs leading off to the **first floor**.

Kitchen – 3.07m x 2.02m (10' 1" x 6' 6") being accessed off the hall and fitted with a range of built in cupboards and drawers together with work surfaces which incorporate a 1½ bowl sink unit and four ring gas hob. There is a built in extractor hood, eye level electric oven and grill. There is a wall mounted Myson heater and concealed to a wall cupboard is the gas fired condensing boiler, recently fitted and which provides service to the central heating and hot water system.

Sitting Room – 4.32m x 3.93m (14' 2" x 12' 9") a comfortable room with ample space to create a dining area if required. There is a built in cupboard beneath the stairs, living coal gas fire and UPVC double glazed window overlooking the rear gardens. A similar door provides access to the patio and gardens at the rear.

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From the hall, stairs rise to the first floor **landing** having access to the **roof void** and an **airing cupboard store** which houses the lagged hot water cylinder.

Bathroom fitted with a coloured suite to include low flush WC, pedestal wash hand basin and panelled bath having electric shower fitting above. There is full height ceramic tiling to the walls and obscure glazed window.

Bedroom 1 – 3.92m x 3.38m (12' 9" x 11' 1") a good sized double bedroom, front facing with glimpses of Riber Castle beyond the tree lined car park and neighbouring roof tops. There is a range of built in wardrobes and storage above the bulk head.

Bedroom 2 – 4.05m x 1.91m (13' 3" x 6' 3") with a pleasant aspect towards the mature trees beyond the rear boundary.

OUTSIDE

The gardens are found to the rear where there is a paved patio and modest garden, laid to grass with occasional shrub planting.

Private allocated parking, along with communal visitor parking, is available within the courtyard.

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 C.

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 Bank Road rising up the hill for approximately 300m before turning left into Bank Gardens (before reaching County Hall). No. 17 can be found via the walkway just off the rear of the car park.

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

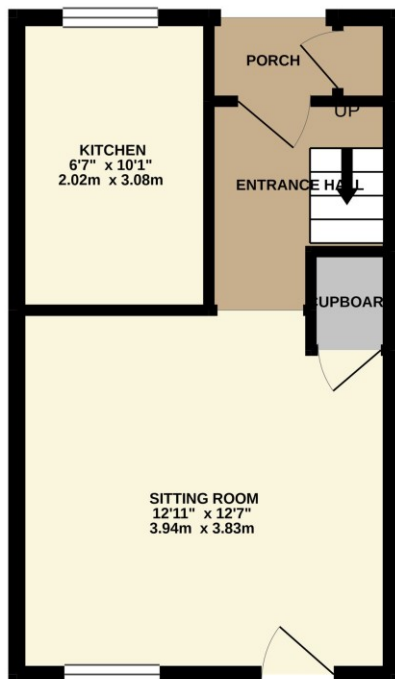
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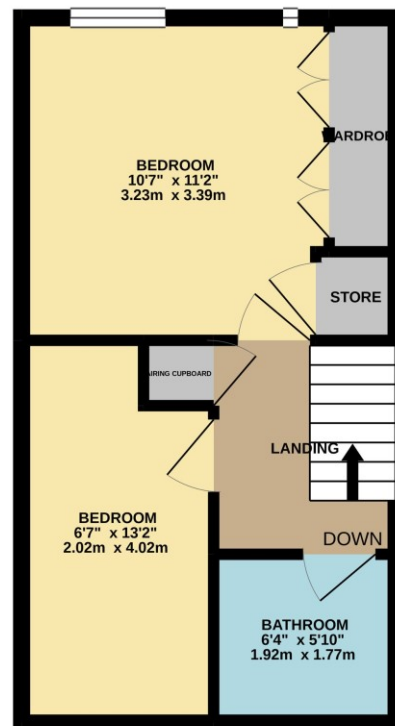
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Floor Plan

GROUND FLOOR
293 sq.ft. (27.2 sq.m.) approx.



1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 607 sq.ft. (56.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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