

**166 CHURCH STREET  
MATLOCK  
DERBYSHIRE DE4 3BZ**



**O A £200,000**

**An attractive and well proportioned three bedroomed home in a sought after town location.**

Standing within the sought after Starkholmes area of the town close to St Giles Church and around half a mile from Matlock's central facilities this traditional home stands as an end of a row of three. The well proportioned three bedroom accommodation benefits from good natural light with high ceilings and with the benefit of gas fired central heating and UPVC double glazing. There is also an easily managed garden and stone outbuilding all providing opportunity to create a long term family home.

Primary and secondary schooling is nearby and there is direct access to local walks through High Tor, into Hall Leys Park and up to Riber for the more adventurous. Good road communications lead to the neighbouring centres of employment to include Bakewell, Chesterfield and Alfreton whilst the cities of Sheffield, Derby and Nottingham all lie within daily commuting distance.

- 3 bed end terraced property
- Well proportioned accommodation
- Highly sought after town location
- Gas fired central heating
- UPVC double glazing
- Easily managed garden
- Viewing highly recommended

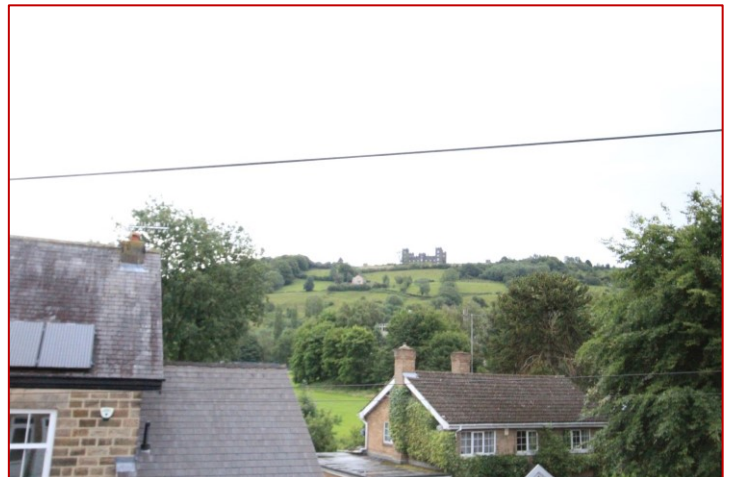


**RICS**

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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 UPVC front door opens to an entrance lobby where a half glazed door in turn leads to an **entrance hall**. Stairs lead off to the **first floor** and doors open to:

**Sitting Room** – 4.11m x 3.24m (13' 5" x 10' 6") with high corniced ceiling, front aspect window and living coal electric fire set to a feature fireplace.

**Dining Room** – 3.97m x 3.36m (13' x 11') a rear aspect room with deep understairs store having a quarry tiled floor and a built in cupboard to the chimney breast.

**Kitchen** – 3.64m x 2.5m (11' 9" x 8' 2") fitted with a range of modern cupboards, drawers and work surfaces which incorporate a 1½ bowl stainless steel sink unit. There are spaces for white goods and cooker, a gas fired combination boiler provides service to the central heating and hot water system and external door from the rear.

From the entrance hall, stairs rise to the **first floor galleried landing** having access to the **roof void** being fitted with a drop down ladder.

**Bedroom 1** – 4.43m x 4.11m (14' 5" x 13' 5") maximum. A generously proportioned double bedroom, the front aspect window allowing views up to Riber Castle.

**Bathroom** fitted with a modern white suite to include an electric shower over the bath, low flush WC and pedestal wash hand basin. White towel radiator.

**Bedroom 2** – 2.91m x 2.63m (9' 5" x 8' 6") with a rear aspect window overlooking the gardens.

**Bedroom 3** – 3.75m x 2.47m (12' 3" x 8' 1") a small double bedroom located at the rear of the property with side facing window.

## OUTSIDE

A raised forecourt garden sets the house back from the roadside and paths lead to the side and into the rear garden. Here there is a yard with stone built store and steps lead to a raised garden area, principally laid to grass with sitting areas and newly fenced boundary to one side.

**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 Causeway Lane, passing Hall Leys Park and on to Matlock Green before turning right into Church Street at the crossroads. Rise up the hill, passing St Giles Church and after a further 100m or so, No. 166 can be found on the righthand side identified by the Agent's For Sale board.

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

Ref: FTM9821

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Floor Plan

