

**6 SANDY LANE
MATLOCK
DERBYSHIRE DE4 5LD**



O A £159,950

An attractive stone built semi-detached house with potential for upgrading.

Situated on the fringe of the town to a popular residential location, this traditional stone built semi-detached house offers scope for cosmetic updating and refurbishment. There is the benefit of a current central heating boiler and UPVC double glazing. The house has a modern bathroom suite at ground floor level and two good bedrooms to the first floor together with good sized garden.

Lying around one mile from Matlock's central facilities and handy for nearby schooling, there is also ready access to the countryside of Matlock Moor and Lumsdale. Good road communications lead to the neighbouring centres of employment to include Chesterfield, Bakewell and Alfreton with the cities of Sheffield, Derby and Nottingham all within daily commuting distance.

- Stone built semi-detached house
- Popular residential town location
- 2 bedrooms
- Scope for cosmetic updating and refurbishment
- Good sized 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

A panelled and glazed door opens to an attractive glazed porchway in need of decoration. The porch is finished with red quarry tiled floor and protects a multi-paned glazed door which opens to the:

Sitting Room – 3.65m x 3.65m (11' 10" x 11' 10") with coving to the high ceilings, decorative centre rose, UPVC double glazed window and recessed display shelving. A fireplace previously sited a gas fire which is now disconnected.

A sliding door leads off to the:

Breakfast Kitchen – 3.65m x 2.98m (11' 10" x 9' 8") fitted with a range of pine fronted cupboards and drawers plus work surfaces which incorporate a stainless steel sink unit. Plumbing for an automatic washing machine, window to the side and additional built in cupboards. To one wall a modern gas fired combination condensing boiler which serves the central heating and hot water system.

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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.

A glazed door leads off to a **rear hall** with UPVC double glazed external door and second door leading off to the:

Bathroom fitted with a modern white suite to include panelled bath, pedestal wash hand basin and low flush WC. There is an obscure glazed window.

From the kitchen, stairs rise to the **first floor** where a small **landing** has access to the **roof void** and doors off to:

Bedroom 1 – 3.65m x 3.65m (11' 10" x 11' 10") a well proportioned double room facing the front.

Bedroom 2 – 2.8m x 2.98m (9' 2" x 9' 8") a smaller double bedroom with rear aspect window and built in storage (formerly the airing cupboard but now with a hot water cylinder, decommissioned).

OUTSIDE

The house is one of four semi-detached homes of similar appearance which are set back from the roadside behind a low stone wall within which is carved "Castle View". A pedestrian path leads to the side of the house and to the principal gardens found at the rear. The gardens are currently overgrown but offer excellent opportunity to reclaim and create a pleasant family space. There is a stone built store close to the house.

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 Lime Tree Road. Rise up the hill and at the following T junction keep left onto Chesterfield Road and continue rising. Rise up the hill and, as the road levels, proceed beyond the pedestrian crossing before taking the next left into Sandy Lane. No. 6 can be found on the right hand side.

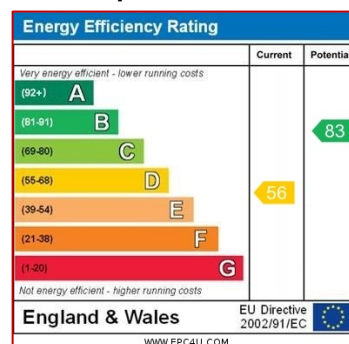
VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM9819

Floor Plan



EPC Graph



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