

**52 SMEDLEY STREET EAST
MATLOCK
DERBYSHIRE DE4 3FQ**



O A £350,000

Mixed use freehold premises to include a modern three / four bedroom home with extensive ground floor workshop space.

This former town centre garage and home presents a rare freehold opportunity, attractive to those in need of storage or workshop space, or perhaps other entrepreneurial plans. Modernised living accommodation is located at first and second floor levels of an attractive bay fronted property and provides well proportioned three / four bedroom living space with a conservatory extension and ancillary rooms providing a functional up to date home. The ground floor has operated as a successful mechanics garage and workshop over many years. With two vehicular entrances from the roadside, there is a certain versatility for a number of uses. The whole area extending to approximately 430 sq m.

The premises are conveniently placed around ½ a mile from Matlock's town centre, close to the towns major employer at the Council Offices, and amidst a principally residential location with a deli, two real ale bars making up a handful of other mixed use premises. A closer inspection is strongly recommended.

- Freehold premises
- Mixed use to include spacious residential accommodation and large workshop space
- Ideal for owner occupation
- Suit a variety of uses, subject to planning
- Workshop space extending to approx. 430 sq m
- Close to Matlock town centre
- Closer inspection strongly recommended

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PHOTO GALLERY:



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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

Ground Floor - Workshops

Showroom – 5.60m x 8.20m (18' 5" x 26' 9") with glazed full height double width bi-fold doors.

Workshop – 5.60m x 6.80m (18' 5" x 22' 4") including an internal timber framed office.

Garage entrance – accessed via a pair of full height doors, again from the roadside to a deep entrance with access off to the adjacent showroom and workshop.

Open workshop – 21m x 11.80m (68' 9" x 38' 7") minimum, an open space brick built, beneath a mixed sheeted roof, to one corner a WC.

Living accommodation

A traditional front door at ground floor level opens to a stairway, which leads to the living accommodation at first and second floor level.

Stairs rise to a **reception hall** with Velux roof light, stairs leading off to the second floor.

Sitting room – 4.15m x 4.05m (13' 7" x 13' 3") the measurements not including the front bay window. As with the remainder of the living accommodation the room is well finished and includes picture rails, uPVC double glazing and a living coal gas fire set above a black marble hearth and painted surround.

Dining room / Bedroom 4 – 4.17m x 3.06m (13' 8" x 10') offering the versatility of a second reception room or good double bedroom. There are picture rails and window to the side.

Breakfast kitchen – 4.90m x 5.00m (16' 1" x 16' 5") a good sized all day living space with access to the adjacent conservatory. The kitchen is fitted with an extensive range of cupboards, drawers and work surfaces which includes a central granite topped island / breakfast bar. There is a 1½ bowl sink unit, four ring gas hob,

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under counter oven and grill, good natural light floods through two Velux roof lights with two additional rear aspect windows and a glazed door which opens to the...

Conservatory – 4.67m x 2.24m (15' 4" x 7' 4") providing useful additional space, access to the garden terrace and to a...

Utility room - housing the gas fired combination boiler and with plumbing for an automatic washing machine.

Off the kitchen there is also access to a...

Boot room / study – 3.53m x 1.32m (11' 7" x 4' 4") with door off to a...

Cloakroom – with low flush WC and wash hand basin.

Master bedroom 1 – 4.06m x 3.62m (13' 4" x 11' 11") situated to the front of the house within an attractive bay window, deep built-in wardrobes and door opening to an...

Ensuite shower room – fitted with a white suite to include corner shower cubicle, low flush WC, vanity wash hand basin and white towel rail.

From the landing, stairs rise to the second floor **landing** having access to eaves storage and to...

Bedroom 2 – 3.70m x 4.44m (12' 2" x 14' 7") with Velux roof light, window to the rear gable wall.

Bedroom 3 – 3.81m x 2.00m (12' 6" x 6' 7") with Velux roof light and door opening to a...

Walk-in store – with additional access to the eaves and offering opportunity as a dressing room or other storage.

Bathroom – fitted with a white suite to include corner bath with electric shower fitting above, low flush WC and pedestal wash hand basin.

OUTSIDE

To the rear of the property at first floor level is a garden terrace providing easily managed outdoor space. To one corner a timber shed.

TENURE – Freehold.

SERVICES – All mains services are available to the property. The workshop has the benefit of 3-Phase electrics, whilst the living accommodation has gas fired central heating and uPVC double glazing. No test has been made on services or their distribution.

COUNCIL TAX – Band B (residential element)

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.

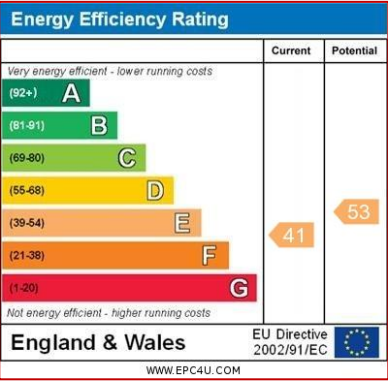
DIRECTIONS – From Matlock Crown Square, take Bank Road rising up the hill and on reaching County Hall turn right at the crossroads into Smedley Street East, no. 52 can be found on the left hand side identified by the blue garage doors and agents For Sale board.

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

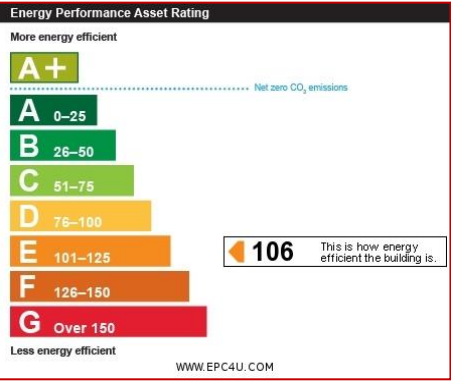
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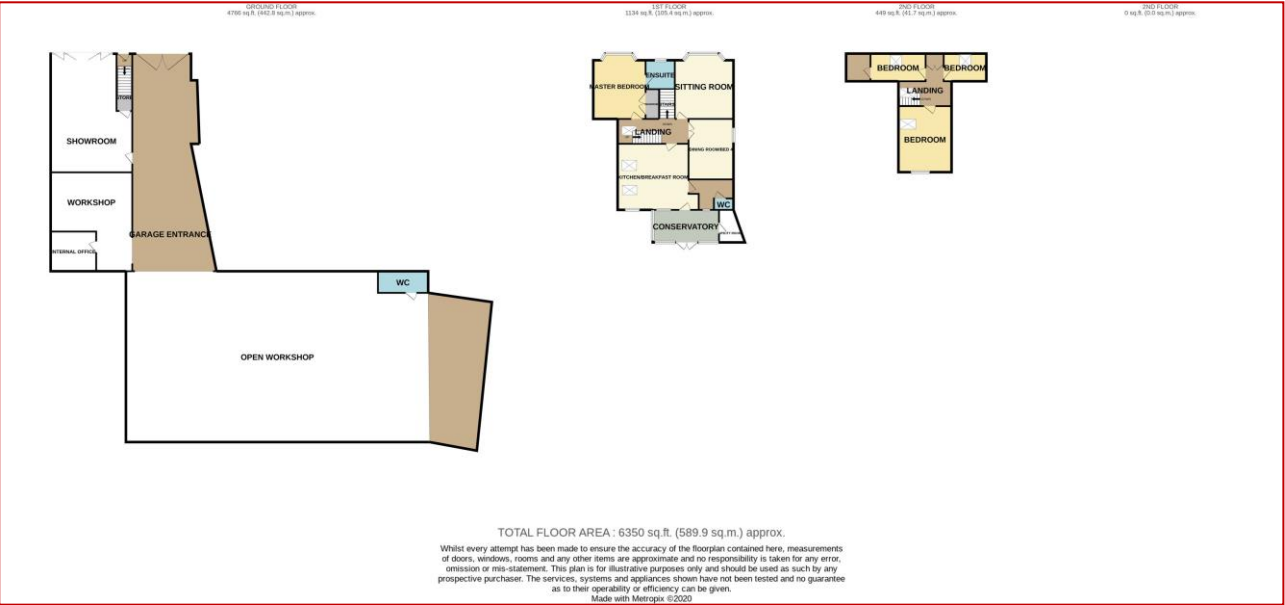
EPG GRAPH (residential)



EPC GRAPH (commercial)



FLOOR PLAN



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