

**57 LIME GROVE
DARLEY DALE
NR MATLOCK
DERBYSHIRE DE4 2GS**



O A £109,950

An upgraded and easily managed three bedroomed first floor flat within this convenient and established residential location.

Situated within this established former local authority residential estate, this well presented first floor flat has seen a programme of upgrading through recent years. The works include adapting the original layout to now provide three bedrooms. There is the benefit of UPVC double glazing with gas fired central heating plus communal grounds and parking. The flat enjoys a pleasant outlook across the neighbouring parkland which stretches to the nearby Whitworth Park. The property is ideally suited to the first time buyer, single occupant or perhaps young family seeking an easily managed home.

The wide range of local shops and facilities within Darley Dale and Two Dales are all close at hand whilst good road communications lead to the neighbouring centres of employment to include Matlock, Bakewell, Chesterfield and Alfreton. The delights of the Derbyshire Dales and Peak District countryside are all close at hand.

- Easily managed first floor flat
- Three bedrooms
- Convenient residential location
- Programme of updating through recent years
- Communal grounds
- Parking
- Pleasant outlook
- 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

Accessed from the **communal landing at first floor** level, the front door opens to an **entrance hall** which has an open aspect to the:

Fitted Kitchen – 1.9m x 2.57m (6' 2" x 8' 4") overall. Fitted with a modern range of wall and floor cupboards with wood block effect work surfaces which incorporate a circular stainless steel sink unit and a two ring ceramic hob. There is plumbing for an automatic washing machine and dishwasher, space for an upright refrigerator and a wall mounted extractor canopy. There is also access to the **roof void** which offers some storage potential.

Bathroom accessed off the entrance hall and fitted with a white suite to include low flush WC, pedestal wash hand basin and a corner bath with mixer shower taps. There is full height blue and white ceramic tiling, laminate floor and obscure glazed window.

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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.

Bedroom 1 – 3.9m x 3m (12' 8" x 9' 8") average. A good sized double bedroom with window to the front.

Sitting Room – 5.08m x 3.8m (16' 7" x 12' 5") a comfortable room with two windows allowing good natural light and a delightful outlook across the adjacent parkland which leads on to Whitworth Park beyond.

Bedroom 2 – 2.57m x 2.37m (8' 4" x 7' 8") enjoying a similar view across the grazing land, this additional bedroom is partitioned from the sitting room offering certain versatility for alternative uses.

Bedroom 3 – 3.3m x 2.9m (10' 8" x 9' 5") accessed off the sitting room with window to the front and the benefit of two deep built in stores. A wall mounted gas fired combination boiler serves the central heating and hot water system.

OUTSIDE

The flats are served by communal gardens and car parking.

TENURE – Leasehold. The property is held under a long lease of 125 years from 1988 with a maintenance charge payable to Platform Housing, currently in the sum of £21.03 per month. The maintenance charge contributes to communal grass cutting, cleaning of the common areas and buildings insurance.

SERVICES – All mains services are available to the property which benefits from UPVC double glazing and gas fired central heating served by a gas fired combination boiler fitted 2019 (five year warranty). No test has been made on services or their distribution.

COUNCIL TAX – Band A.

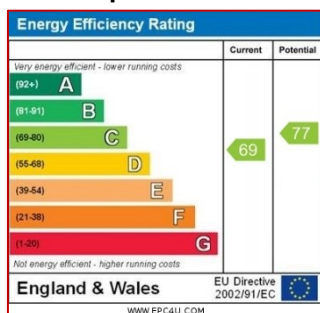
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock take the A6 north to Darley Dale. Approaching the centre of Darley Dale, proceed beyond the Broadwalk shop parade before turning next left into Crowstones Road. Turn left again into Oker Avenue following the road around the first bend and, at the next bend, turn left into Lime Grove. No. 57 can be found at the bottom of the cul-de-sac off to the right hand side and situated at first floor level.

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

Ref: FTM9858

EPC Graph



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Floor Plan

GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.7 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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